

## **SECTION 4.0**

### **ALTERNATIVES TO THE PROPOSED INITIATIVE**

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This section of the Environmental Impact Report (EIR) describes alternatives to the Single-Family Residential Hauled Water Initiative for New Development (proposed initiative). Alternatives have been analyzed consistent with the recommendations of Section 15126.6 of the California Environmental Quality Act Guidelines (State CEQA Guidelines), which require evaluation of a range of reasonable alternatives to the proposed initiative, or to the location of the initiative, that would feasibly attain most of the basic objectives of the initiative but would avoid or substantially lessen any of the significant effects of the proposed initiative, and evaluation of the comparative merits of the alternatives. The discussion of alternatives addresses four criteria:

- Alternatives to the proposed initiative or its location that may be capable of avoiding or substantially reducing any significant effects that the proposed initiative may have on the environment.
- Alternatives capable of accomplishing most of the basic objectives of the proposed initiative and potentially avoid or substantially lessen one or more of the significant effects.
- The provision of sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed initiative.
- The “no project” analysis of what would be reasonably expected to occur in the foreseeable future if the proposed initiative were is not approved.

#### **4.1 RANGE OF REASONABLE ALTERNATIVES**

In accordance with Section 15126.6 (c) of the State CEQA Guidelines, the range of potential alternatives shall include those that could feasibly accomplish most of the basic objectives of the proposed initiative and avoid or substantially lessen one or more of the significant effects of the proposed initiative related to aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, land use and planning, noise, public services, recreation, and utilities and service systems. Section of 15364 of the State CEQA Guidelines defines feasibility as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” The alternatives seek to avoid impacts by reducing impacts through three approaches: (1) increasing the minimum size of the parcel that would be eligible, thus reducing the total number of potentially eligible parcels, and increasing the proportion of open space to development and the proximity of septic systems; (2) limiting eligible parcels to areas with existing road infrastructure, thus minimizing growth inducement in remote and inaccessible areas of the County; and (3) limiting eligibility to locations with existing emergency response and other public services such as schools, libraries, and parks (Table 4.1-1, *Summary of Alternatives*).

**TABLE 4.1-1  
SUMMARY OF ALTERNATIVES**

<b>Scenario</b>	<b>Eligible Parcels</b>	<b>Land Area (Acres)</b>	<b>Eligible Parcel Reduction</b>	<b>Eligible Acreage Reduction</b>	<b>Percentage Decrease in Eligible Parcels</b>	<b>Percentage Decrease in Eligible Land Area (Acres)</b>
Proposed Initiative	42,867	340,461.5	N/A	N/A	N/A	N/A
Alternative 1: Parcels greater than 0.5 acres	40,811	340,103.9	2,056	357.5	5%	0.1%
Alternative 2: Parcels greater than 2.5 acres	29,694	319,032.1	13,173	21,429.4	31%	6%
Alternative 3: Parcels located within a 12-minute response time	30,605	223,916.4	12,262	116,545.0	29%	34%
Alternative 4: Parcels located within 200 feet of an existing road	23,963	238,300.8	18,904	102,160.6	44%	30%
Alternative 5: Parcels 2.5 acres or greater in size, parcels located within 200 feet of a road, and within a 12-minute response time	11,001	144,372.5	31,866	196,089.0	74%	58%
Alternative 6: No Project (No Initiative)	0	0	Up to 42,867	Up to 100%	Up to 100%	Up to 100%

Each of the alternatives assesses the feasibility of avoiding or reducing the severity of the significant and unavoidable impacts of the proposed initiative. Two alternatives, Alternative 1 and Alternative 2, consider the effects of limiting the number of eligible parcels by placing restriction on the minimum parcel size eligible for the consideration of the use of hauled water. By limiting the lot size, these alternatives limit the number of eligible parcels and the geographic area affected by habitat fragmentation. However, because Alternatives 1 and 2 address the smallest parcels, they have relatively minor impact on the total area that would be potentially eligible for consideration of use hauled water as a source of potable water.

Alternative 3 considers a strategy that would not include parcels that are located farther than a 12-minute fire emergency response time from a fire station, pursuant to the Fire Department's goals of responding to calls in urban areas within five minutes, in suburban areas within eight minutes, and in rural areas within 12 minutes, as eligible parcels for the initiative.<sup>1</sup> Any reference in this document to a 12-minute radius response time for police and fire personnel is used only as an index of distance from service facilities, and is based on a planning tool from the Safety Element of the Santa Clarita Valley Area Plan. It is not a service standard and does not reflect the dispatch and patrol practices of law enforcement. This alternative was developed to avoid or reduce impacts related to inconsistency with County of Los Angeles General Plan policies.

<sup>1</sup> County of Los Angeles Department of Regional Planning. Adopted 27 November 2012. Santa Clarita Valley Area Plan. Chapter 5: Safety. Available online at: <http://planning.lacounty.gov/ovov>

Alternative 4 considers a strategy that encourages development within proximity to existing roads and reducing fragmentation of habitat. There is an overlap in the parcels that would be eligible in Alternatives 2 and 4. If the eligibility criteria for Alternatives 2 and 4 are combined, the number of parcels that meet the criteria of being located within 200 feet of a road and are greater than or equal to 2.5 acres in size is 16,210. The land area in acres of these parcels is 225,392. Therefore, the eligible parcel reduction is 7,753 from Alternative 4 (23,963). The reduction percentage is 32 percent. The decrease in land area is 12,908 acres.

The proposed initiative would apply to the entirety of Los Angeles County. However, the area that would be affected by the proposed initiative, as determined by the County's GIS model, consists of 42,867 parcels in the unincorporated territory of Los Angeles County (County) (Figure 2.1-1, *Proposed Initiative Study Area*).<sup>2</sup> The combined proposed initiative study area consists of approximately 340,461 acres or approximately 532 square miles. Since one of the key criteria is whether the parcel is located within a water district boundary, the geographic area affected by the proposed initiative is dependent on the boundaries of the water districts and accessibility to groundwater over the entirety of the proposed initiative study area. Therefore, the consideration of specific alternative locations for the proposed initiative is not relevant to this EIR. As a result of these considerations, five feasible action alternatives were evaluated as a means of avoiding or reducing the significant and unavoidable impacts of the proposed initiative. The anticipated number of building permits and associated population remain the same over the proposed initiative and Alternatives 1 through 5. The intent of the alternatives is to limit the geographic extent of where development using hauled water can occur to reduce impacts by limiting eligible parcels to those that have the largest area and can therefore better accommodate the development of septic systems and associated hauled water facilities such as storage tanks, and limiting eligibility to parcels that are served by roads and public services. Alternatives 1 through 5 progressively increase the thresholds for eligibility for use of hauled water as the primary source of potable water, thus restricting the parcels that could be considered eligible to areas that would minimize impacts on aesthetics, biological resources, and other land use conflicts. As a result, Alternative 5 would result in the lowest number of eligible parcels, would minimize the severity of the significant and unavoidable impacts of the proposed initiative and would constitute the the Environmentally Superior Alternative among the action alternatives.

In addition, consistent with the requirements of Section 15126.6(e) of the State CEQA Guidelines, The No Project alternative (no adoption of a proposed initiative) was evaluated to allow the decision-making process to be informed by a comparison of the impacts of approving the proposed initiative and the impacts of not approving the proposed initiative.

### **Alternative 1: Hauled Water Initiative for Parcels That Are 0.5 Net Acres or Greater in Size**

This alternative would not include parcels that are smaller than 0.5 net acres as eligible parcels for the proposed initiative. The proposed initiative would allow the development of a single-family residence where the parcel consists of at least 2,000 square feet net of land within the 0.5 total net acre parcel area, where the average slope is less than 50 percent (26.6 degrees). This alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own parcels larger than the 2,000 square feet required by the

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<sup>2</sup> Assessor's Parcels Numbers for the referenced parcels are on file at the Los Angeles County Department of Regional Planning.

proposed initiative (unspecified properties). This alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own larger parcels (unspecified size of property). The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Normally, as lot size increases the percentage of net area required to develop a single-family residence and appurtenant buildings and structures decreases. Where development of a single-family residence occurs on larger parcel, some portion of the parcel normally remains in a condition that allows wildlife passage and provides some opportunity for resting and foraging.

By limiting the potential eligibility of parcels to those that are 0.5 acres or greater in size, this alternative constrains the potentially eligible parcels to a smaller total area and thus reduces total area that could be developed and the associated fragmentation of habitat by approximately five percent. This alternative would decrease the total number of potentially eligible parcels by 2,056 parcels or 5 percent (by approximately 357.5 acres or 0.1 percent) throughout the proposed initiative study Area, for a total of 40,811 potentially eligible parcels (approximately 340,103.9 acres). This reduction in parcels mainly occurs in small areas of the Lake Hughes/Gorman/West of Lancaster and Castaic/Santa Clarita/Agua Dulce subareas (Figure 4.1-1, *Proposed Initiative Study Area: Alternative 1, for Parcels That Are 0.5 Acres or Greater in Size*).

### **Alternative 2: Hauled Water Initiative for Parcels That Are 2.5 Net Acres or Greater in Size**

This alternative would not include parcels that are smaller than 2.5 net acres as eligible parcels for the proposed initiative. In addition, this alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own larger parcels (unspecified size of property). The State Water Resources Control Board has recommended a minimum lot size of 2.5 acres for parcels where on-site water treatment systems will be used for development of a single-family residence. The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Normally, as lot size increases the percentage of net area required to develop a single-family residence and appurtenant buildings and structures decreases. Where development of a single-family residence occurs on larger parcel, some portion of the parcel normally remains in a condition that allows wildlife passage and provides some opportunity for resting and foraging.

This alternative would decrease the total number of potentially eligible parcels by 13,173 parcels or 31 percent (by approximately 21,429.4 acres or 6 percent) throughout the proposed initiative study area, for a total of 29,694 potentially eligible parcels (approximately 319,032.1 acres). This reduction in parcels occurs in all of the subareas (Figure 4.1-2, *Proposed Initiative Study Area: Alternative 2, for Parcels That Are 2.5 Acres or Greater in Size*).

### **Alternative 3: Hauled Water Initiative for Parcels That Are Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit**

This alternative would not include parcels that are located farther than a 12-minute fire emergency response time from a fire station, pursuant to the Fire Department's goals of responding to calls in

urban areas within five minutes, in suburban areas within eight minutes, and in rural areas within 12 minutes, as eligible parcels for the initiative.<sup>3</sup> Any reference in this document to a 12-minute radius response time for police and fire personnel is used only as an index of distance from service facilities, and is based on a planning tool from the Safety Element of the Santa Clarita Valley Area Plan. It is not a service standard and does not reflect the dispatch and patrol practices of law enforcement. This alternative was developed to avoid or reduce impacts related to inconsistency with County of Los Angeles General Plan policies. Specifically, this alternative seeks consistency with General Plan goals and policies that encourage development of residential land uses that are adequately served by public services. This alternative would also attempt to limit the need for development of new public service facilities and infrastructure to support the development of single-family homes, as a result of the proposed initiative, by limiting development to areas where there are existing facilities supporting emergency response units. The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Encouraging development in areas where infrastructure and public services have been developed reduces the level of severity of habitat fragmentation.

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 than 10 miles above the speed limit during emergency response and slowing down at intersections for safety purposes (Figure 4.1-3, *Proposed Initiative Study Area: Alternative 3, for Parcels That Are Located within 12-Minute Response Time of a Fire Department Emergency Response Unit*). This alternative would decrease the total number of potentially eligible parcels by 12,262 parcels or 29 percent (by approximately 116,545 acres or 34 percent) for a total of 30,605 potentially eligible parcels (approximately 223,916.4 acres). This reduction in parcels occurs in the Lake Hughes/Gorman/West of Lancaster, Antelope Valley Northeast, Castaic/Santa Clarita/Agua Dulce, and East San Gabriel Mountains subareas.

#### **Alternative 4: Hauled Water for Parcels Located within 200 Feet of an Existing Road**

This alternative would limit parcels eligible for the use of hauled water to those parcels that are located within 200 feet of a fully improved public road, private roads open to service vehicles, and parking lot roads. The 200-foot distance criteria assumes the distance is measured from the street centerline assuming a 30-foot street right-of-way, a 20-foot setback which is a standard residential zone setback requirement under Title 22 of the Los Angeles County Code,<sup>4</sup> a 50-foot potential building pad width, and 122.5 feet of additional distance to provide flexibility for home placement given site constraints such as topography or soils. The County received comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. This alternative seeks to limit development to areas where there is existing access via paved and dirt roads. Encouraging development in areas where infrastructure and public services has been developed reduces the level of severity of habitat fragmentation.

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<sup>3</sup> County of Los Angeles Department of Regional Planning. Adopted 27 November 2012. Santa Clarita Valley Area Plan. Chapter 5: Safety. Available online at: <http://planning.lacounty.gov/ovov>

<sup>4</sup> Los Angeles County Code of Ordinances. May 10, 2016. Available online at: [https://www2.municode.com/library/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO](https://www2.municode.com/library/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO)

This alternative would decrease the total number of potentially eligible parcels by 18,904 parcels or 44 percent. The area of potentially eligible parcels would be reduced by approximately 102,160.6 acres or 30 percent within a substantial portion of the total of 23,963 potentially eligible parcels (approximately 238,300.8 acres). This reduction in parcels occurs in all of the subareas (Figure 4.1-4, *Proposed Initiative Study Area: Alternative 4, for Parcels Located within 200 Feet of an Existing Road*). For the purposes of the alternatives analysis, U.S. Census Bureau Tiger line existing road data were used. The road types used for the analysis include: S1100, Primary Road; S1200, Secondary Road; S1400, Local Neighborhood Road, Rural Road, City Street; S1630, Ramp; S1640, Services Drive usually along a limited access highway; S1730, Alley; S1740, Private Road for service vehicles (logging, oil fields, ranches, etc.); S1780, Parking Lot Road.<sup>5</sup>

### **Alternative 5: Hauled Water Initiative for Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit**

This alternative would exclude from eligibility those parcels that are smaller than 2.5 net acres in size, are located farther than 200 feet from an existing road, and are located outside the maximum acceptable 12-minute fire emergency response service area as eligible parcels for the proposed initiative. As with Alternative 2, this alternative was developed to respond to comments made by the public that many of the property owners interested in the use of hauled water own larger parcels (unspecified size of property). As with Alternatives 2 and 4, this alternative addresses comments provided by the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. As with Alternative 3, this alternative would encourage development of residential land uses that are adequately served by public services, consistent with existing County of Los Angeles General Plan policies, this alternative was developed to avoid or reduce impacts related to inconsistency with County of Los Angeles General Plan policies related to encouraging development of residential land uses that are adequately served by public services. This alternative would also attempt to limit the need for development of new public services infrastructure. The County received additional comments from the California Department of Fish and Wildlife and the Defenders of Wildlife expressing concerns regarding the potential for the proposed initiative to result in conversion of habitat, net loss of habitat, and fragmentation of habitat. Encouraging development in areas where infrastructure and public services have been developed reduces the level of severity of habitat fragmentation. Where development of a single-family residence occurs on larger parcel, some portion of the parcel normally remains in a condition that allows wildlife passage and provides some opportunity for resting and foraging.

By limiting the potential eligibility of parcels to those that are 2.5 acres or greater in size, this alternative constrains the potentially eligible parcels to a smaller total area and thus reduces the total area that could be developed and the associated fragmentation of habitat by approximately 74 percent. This alternative would decrease the total number of potentially eligible parcels by 31,866 parcels or 74 percent (by approximately 196,089 acres or 58 percent) for a total of 11,001 potentially eligible parcels (approximately 144,372.5 acres). This reduction in parcels occurs mainly in the Lake Hughes/Gorman/West of Lancaster, Antelope Valley Northeast, and Lake Los

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<sup>5</sup> U.S. Census Bureau. n.d. MAF/TIGER Feature Class Code Definitions. Available online at: <https://www.census.gov/geo/reference/mtfcc.html>

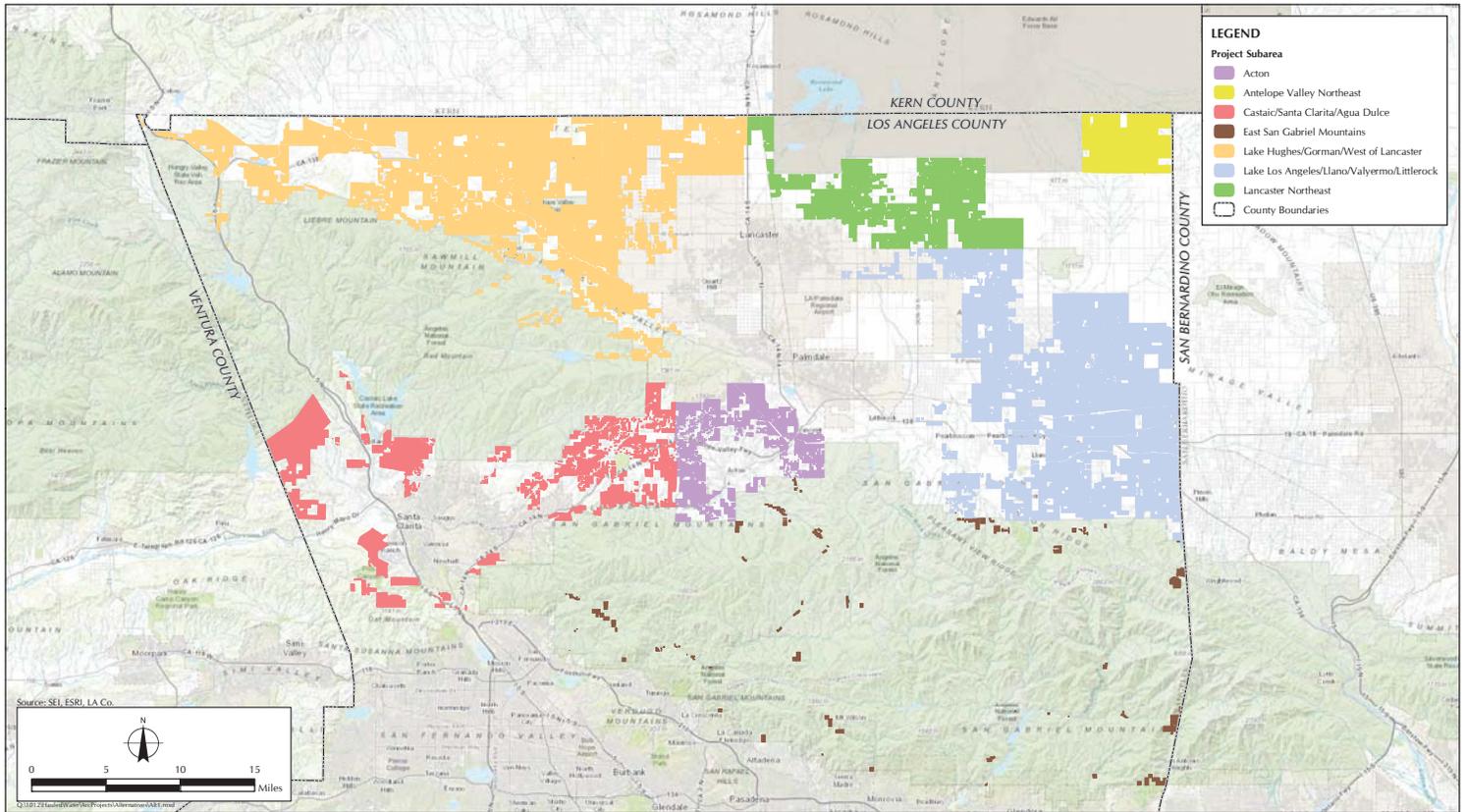
Angeles/Llano/Valyermo/Littlerock subareas but also occurs to some extent in all of the subareas (Figure 4.1-5, *Proposed Initiative Study Area: Alternative 5, for Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within 12-Minute Response Time of Emergency Response Unit*).

### **Alternative 6: No Project (No Initiative) Alternative**

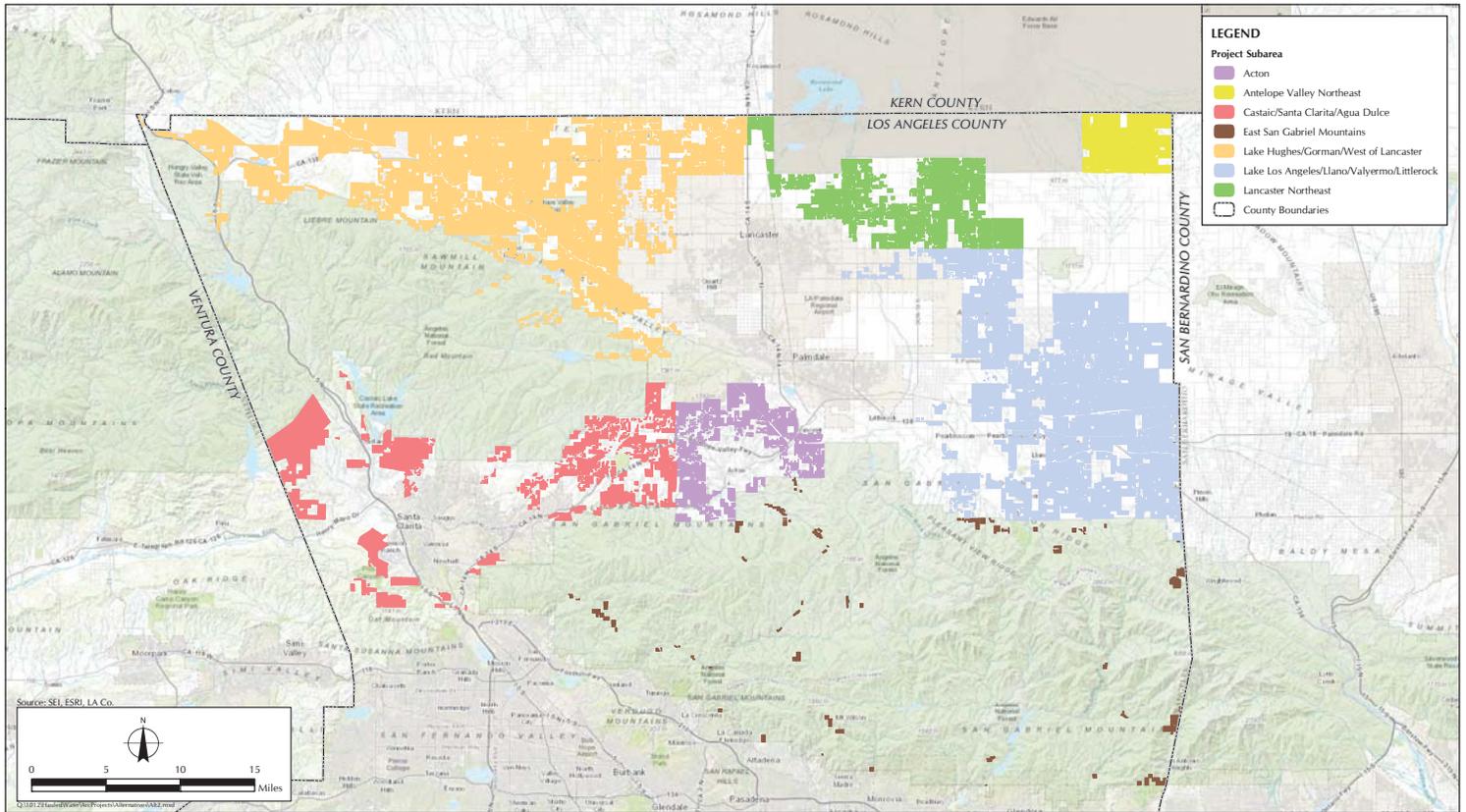
The No Project Alternative describes what would be expected to occur in the absence of the adoption of the proposed initiative. In the No Project Alternative, the existing County definition of allowable source of potable water for development of single-family residences would remain in place. In the No-Initiative scenario, those parcels where the property owner is not able to secure a reliable source of potable water from a public or private water district or develop a groundwater well that meets the County's requirements would not be permitted to construct a single-family residence. No new single-family residences would be permitted or constructed on properties that are not located within a water district or do not have an adequate groundwater well source based upon the drilling of test wells.

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, all or a portion of the 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.

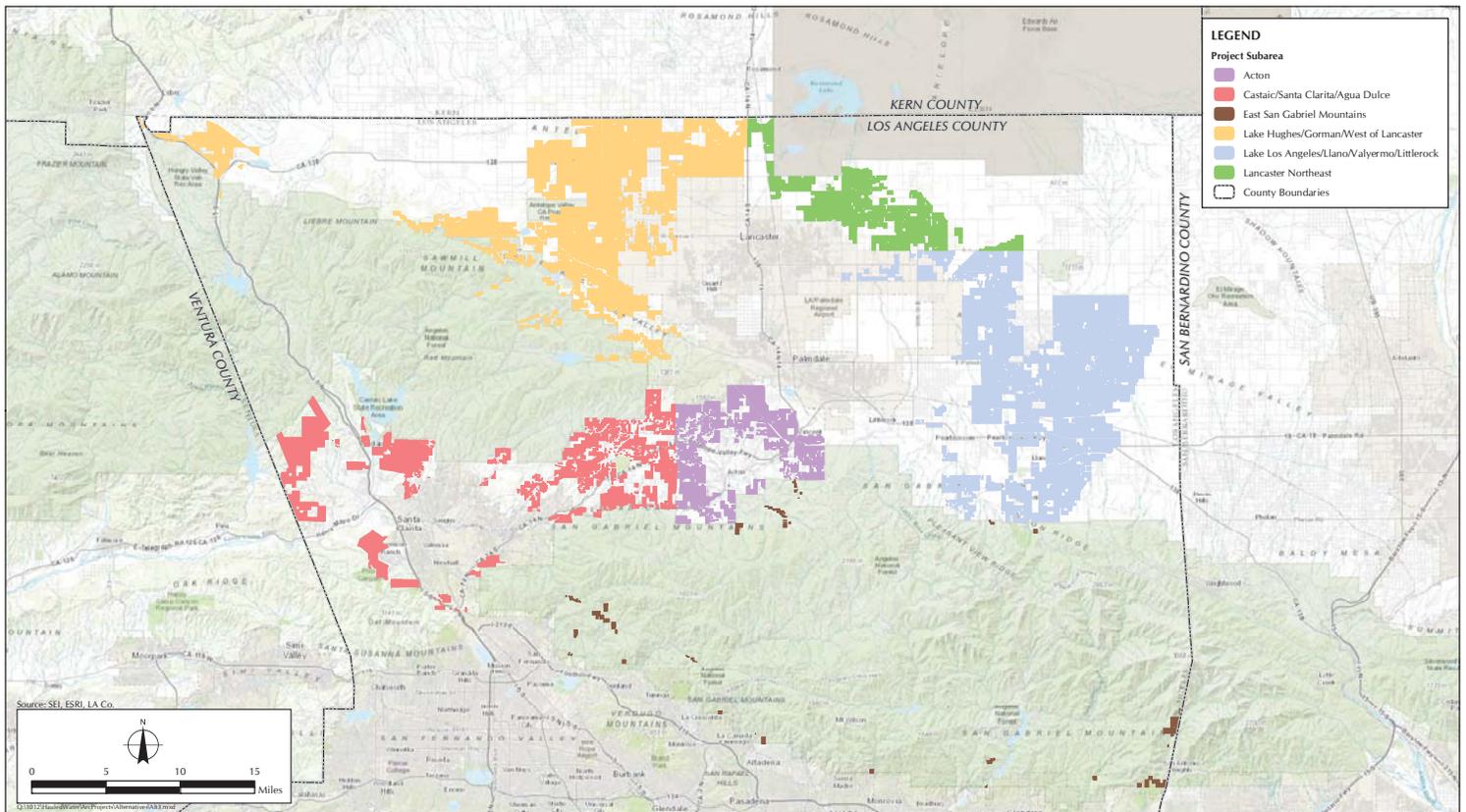
The effectiveness of each of the alternatives to achieve the basic objectives of the proposed initiative has been evaluated in relation to the statement of objectives described in Section 2.0, *Project Description*, of this EIR. A summary of the ability of the proposed initiative and alternatives under consideration to meet the objectives of the proposed initiative is presented in Table 4.1-2, *Summary of Ability of Proposed Initiative and Alternatives to Attain Project Objectives*. The proposed initiative would meet all of the basic objectives of the County of Los Angeles. Although the No Project Alternative is not capable of meeting any most of the basic objectives of the proposed initiative, it has been analyzed, as required by CEQA.



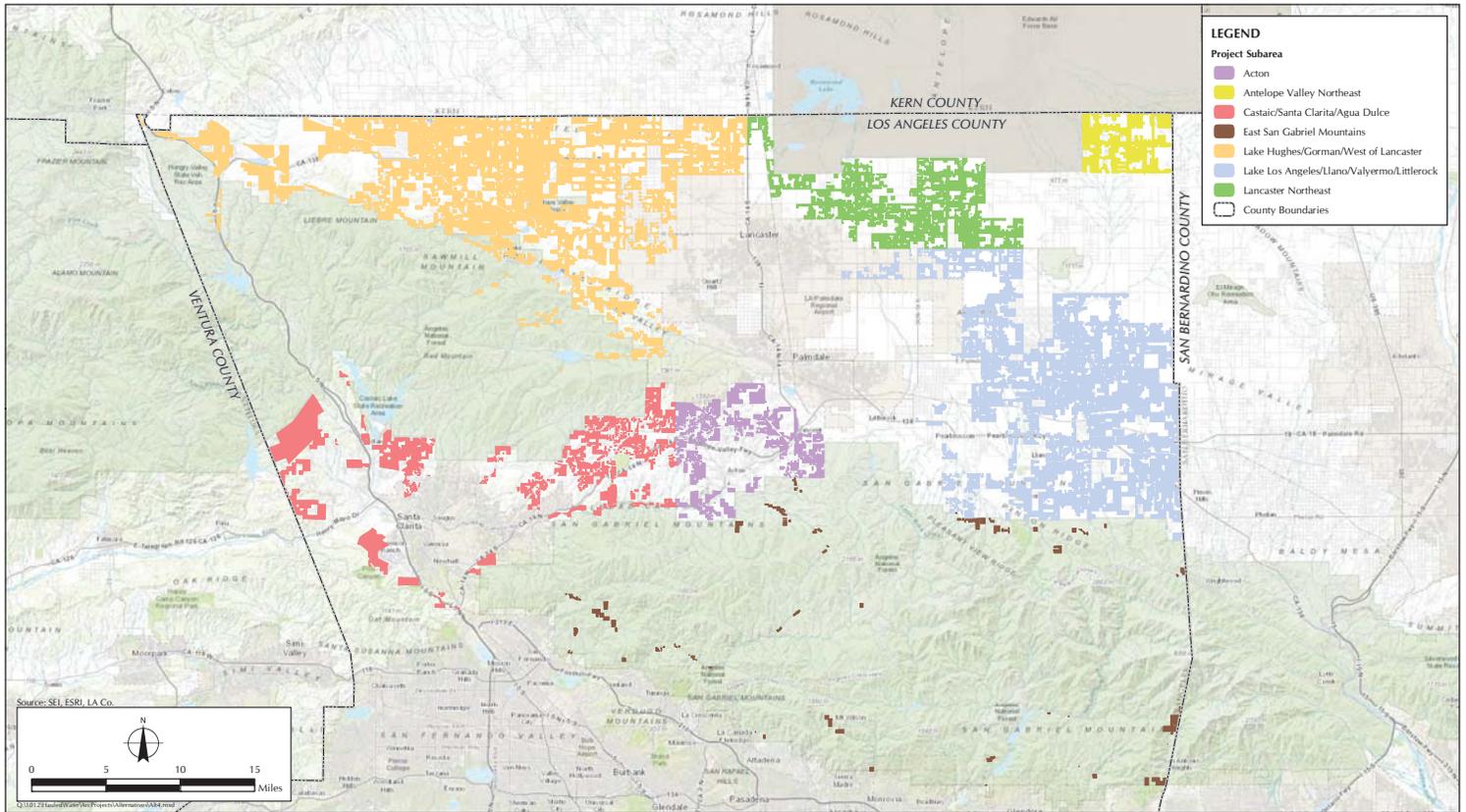
**FIGURE 4.1-1**  
 Proposed Initiative Study Area: Alternative 1, for Parcels that are 0.5 Acres or Greater in Size



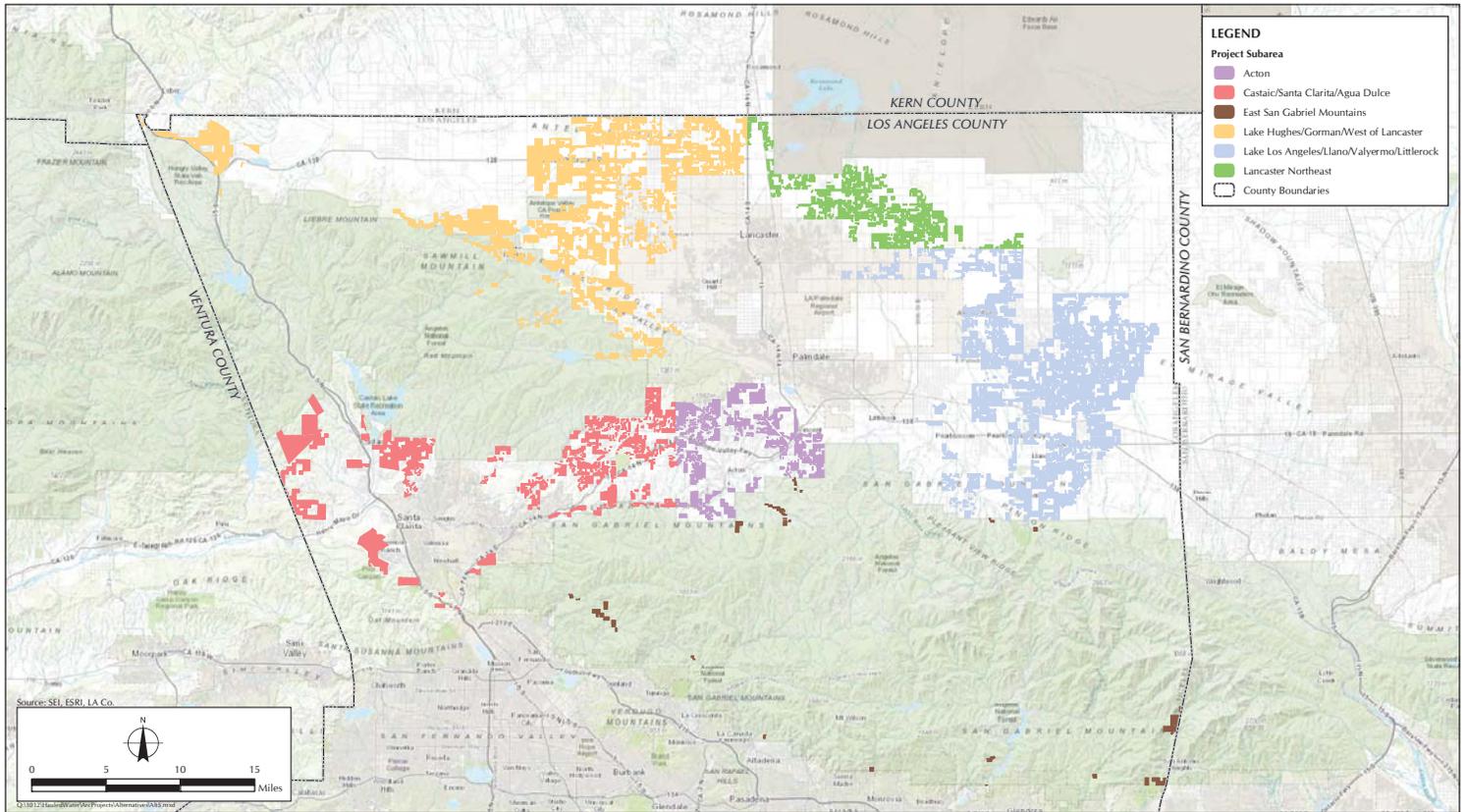
**FIGURE 4.1-2**  
Proposed Initiative Study Area: Alternative 2, for Parcels that are 2.5 Acres or Greater in Size



**FIGURE 4.1-3**  
Proposed Initiative Study Area: Alternative 3, for Parcels that are Located within 12-Minute Response Time of a Fire Department Emergency Response Unit



**FIGURE 4.1-4**  
Proposed Initiative Study Area: Alternative 4, for Parcels Located Within 200 Feet of an Existing Road



**FIGURE 4.1-5**  
 Proposed Initiative Study Area: Alternative 5, 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

**TABLE 4.1-2  
SUMMARY OF ABILITY OF PROPOSED INITIATIVE AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES**

Objective	Proposed Initiative	Alternative No. 1: Parcels Greater than 0.5 Net Acres in Size	Alternative No. 2: Parcels Greater than 2.5 Net Acres in Size	Alternative No. 3: Parcels Located within a 12-Minute Response Time of an Emergency Response Unit	Alternative No. 4: Parcels Located within 200 feet of an Existing Road	Alternative No. 5: Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within a 12- Minute Response Time of an Emergency Response Unit	Alternative No. 6: No Project (No Initiative)
1. Allow the use of hauled water as a primary and sustainable source of potable water on lots with an average slope of less than 50 percent where it has been demonstrated that potable water for domestic requirements cannot be provided by an on-site groundwater well, and where the lot meets all of the following criteria at the time of the hauled water permit application and as of the effective date of an ordinance authorizing the use of hauled water: (a) the lot is an existing legal lot or entitled to a certificate of compliance; (b) is vacant and has never been developed; (c) is greater than 2,000 square feet in size; (d) is outside the boundaries of a public or private water district; and (d) has a land use designation and is within a zone allowing for the development of a single-family residence.	Yes	No	No	No	No	No	No
2. Establish standards or requirements for development of new single-family residences where the use of hauled water is authorized, that are consistent with the Building Permit standards and requirements for single-family homes developed within a water district, or authorized for development using potable water provided by a groundwater well.	Yes	Yes	Yes	Yes	Yes	Yes	No
3. Require development of new single-family residences, where the use of hauled water is authorized, to demonstrate conformity with the County of Los Angeles Department of Forestry and Fire Protection standards for on-site provision of water for fire suppression purposes.	Yes	Yes	Yes	Yes	Yes	Yes	No
4. Require, as an element of the approval process for Building Permits, that the property owner provide a "will serve" letter from a public or private water purveyor or licensed water hauler.	Yes	Yes	Yes	Yes	Yes	Yes	No
5. In addition to the County Building Permit process, require that for development of new single-family residences where the use of hauled water is authorized, as a result of this initiative, demonstrate compliance with applicable federal, state, and local statutes, ordinances, regulations, and policies.	Yes	Yes	Yes	Yes	Yes	Yes	No
6. Provide adequate opportunity, through public scoping and survey of individuals participating in the environmental process, to identify a reasonable range of alternatives for consideration as a means of reducing the potentially significant effect of the proposed initiative.	Yes	Yes	Yes	Yes	Yes	Yes	No
7. Allow private property owners to develop a single-family residence, in the unincorporated territory of the County of Los Angeles, consistent with the provisions of the land use designation and zoning, on the effective date of the ordinance, on terms equal with those within the boundaries of a water district or who have access to on-site groundwater.	Yes	No	No	Yes	No	Yes	No

## 4.2 EVALUATION OF ALTERNATIVES

Consistent with the requirements of Section 15126.6(d) of the State CEQA Guidelines, this section of the analysis provides information for each of the five action alternatives and the no-initiative alternative to allow meaningful evaluation, analysis, and comparison with the proposed initiative. For each environmental resource area, a summary is provided of the results of the analysis for the significance thresholds considered for each of the 14 environmental issues areas and the determination after the consideration of feasible mitigation measures to be no impact, less than significant impact, or significant and unavoidable impacts. The number of significant and unavoidable impacts, and less than significant impact determinations is tallies for each of the fourteen environmental resource categories, such that it becomes apparent that the proposed initiative has the greatest number of significant and unavoidable impacts, that Alternative 5 has the least number of significant and unavoidable impacts, and that only the no project, or no initiative alternative is capable of avoiding the significant and unavoidable impacts of the proposed initiative.

Since only the no project, or no initiative alternative, is capable of avoiding the significant and unavoidable impacts of the proposed initiative, a screening analysis was undertaken to evaluate the relative level of severity of the impacts for the proposed initiative and alternatives (Table 4.2-1, *Analysis of Comparative Level of Impact of Proposed Project and Alternatives*; Table 4.2-2, *Summary of Impacts for Proposed Initiative and Alternatives*). Table 4.2-1 provides a simplified visual comparison of the environmental impacts of each of alternatives compared to the Proposed Initiative based on whether the level of adversity of the impacts will be similar or better, meaning no impact or less severe impacts. The rows under Totals at the bottom of the table provide a numeric summary for each of the fourteen environmental issue areas where there would be better outcome when compared to the proposed initiative. As would be expected, Alternative No. 6, the No Project Alternative would result in the least amount of impact. Of the action alternatives, Alternative No. 5, Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit, would have the least severe impacts of the action alternatives (Table 4.2-2).

**TABLE 4.2-1  
ANALYSIS OF COMPARATIVE LEVEL OF IMPACT OF  
PROPOSED PROJECT AND ALTERNATIVES**

CEQA Issue Area	Proposed Project Impact Summary	Alternative 1: Parcels Greater than 0.5 Net Acres in Size	Alternative 2: Parcels Greater than 2.5 Net Acres in Size	Alternative 3: Parcels Located within a 12-Minute Response Time of an Emergency Response Unit	Alternative 4: Parcels Located within 200 Feet of an Existing Road	Alternative 5: Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within a 12-Minute Response Time of an Emergency Response Unit	Alternative 6: No Project
Aesthetics	Two (2) Less than Significant Two (2) Significant and Unavoidable	Similar	Better	Better	Better	Better	Better
Air Quality	Two (2) Less than Significant Three (3) Significant and Unavoidable	Similar	Similar	Similar	Better	Better	Better
Biological Resources	Two (2) Less than Significant Four (4) Significant and Unavoidable	Similar	Better	Better	Better	Better	Better
Cultural Resources	Two (2) Less than Significant Two (2) Significant and Unavoidable	Similar	Similar	Similar	Similar	Similar	Better
Greenhouse Gas Emissions	Two (2) Significant and Unavoidable	Similar	Similar	Similar	Better	Better	Better
Hydrology and Water Quality	Six (6) Less than Significant Four (4) Significant and Unavoidable	Similar	Similar	Similar	Similar	Similar	Better
Land Use and Planning	One (1) Less than Significant One (1) Significant and Unavoidable	Similar	Similar	Similar	Similar	Similar	Better
Noise	Five (5) Less than Significant	Similar	Similar	Similar	Similar	Similar	Better
Population and Housing	One (1) Less than Significant	Similar	Similar	Similar	Similar	Similar	Similar
Public Services	Four (4) Significant and Unavoidable One (1) Less than Significant	Similar	Similar	Better	Similar	Better	Better
Recreation	Two (2) Significant and Unavoidable	Similar	Similar	Better	Better	Better	Better
Transportation and Traffic	Five (5) Less than Significant	Similar	Similar	Similar	Similar	Similar	Similar
Utilities and Service Systems	Three (3) Less than Significant Four (4) Significant and Unavoidable	Similar	Similar	Similar	Similar	Similar	Better
Energy	One (1) Significant and Unavoidable	Similar	Similar	Similar	Similar	Similar	Better
<b>Total Number of "Somewhat Less Adverse Impacts" Compared to the Proposed Initiative</b>		<b>0</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>12</b>

**TABLE 4.2-2  
SUMMARY OF IMPACTS FOR PROPOSED PROJECT AND ALTERNATIVES**

CEQA Issue Area	Proposed Initiative	Alternative 1: Parcels Greater than 0.5 Net Acres in Size	Alternative 2: Parcels Greater than 2.5 Net Acres in Size	Alternative 3: Parcels Located within a 12-Minute Response Time of an Emergency Response Unit	Alternative 4: Parcels Located within 200 Feet of an Existing Road	Alternative 5: Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within a 12-Minute Response Time of an Emergency Response Unit	Alternative 6: No Project (No Initiative)
Aesthetics	S/U(2) LTS(2)	S/U(2)– LTS(2)	S/U(2)– LTS(2)	S/U(1)– LTS(3)	LTS(4)	LTS(4)	LTS(4)
Air Quality	S/U(3) LTS(2)	S/U(3)– LTS(2)	S/U(3)– LTS(2)	S/U(3)– LTS(2)	S/U(3)– LTS(2)	S/U(3)– LTS(2)	LTS(5)
Biological Resources	S/U(4) LTS(2)	S/U(4)– LTS(2)	S/U(4)– LTS(2)	S/U(4)– LTS(2)	S/U(4)– LTS(2)	S/U(4)– LTS(2)	LTS(6)
Cultural Resources	S/U(3) LTS(1)	S/U(3)– LTS(1)	S/U(3)– LTS(1)	S/U(3)– LTS(1)	S/U(3)– LTS(1)	S/U(3)– LTS(1)	LTS(4)
Greenhouse Gas Emissions	S/U(2)	S/U(2)–	S/U(2)–	S/U(2)–	S/U(2)–	S/U(2)–	LTS(2)
Hydrology and Water Quality	S/U(4) LTS(6)	S/U(4) LTS(6)	S/U(4) LTS(6)	S/U(4) LTS(6)	S/U(4) LTS(6)	S/U(4) LTS(6)	LTS(10)
Land Use and Planning	S/U(1) LTS(1)	S/U(1)– LTS(1)	S/U(1)– LTS(1)	S/U(1)– LTS(1)	S/U(1)– LTS(1)	S/U(1)– LTS(1)	LTS(2)
Noise	LTS(6)	LTS(6)	LTS(6)	LTS(6)	LTS(6)	LTS(6)	LTS(6)
Population and Housing	LTS(1)	LTS(1)	LTS(1)	LTS(1)	LTS(1)	LTS(1)	LTS(1)
Public Services	S/U(5)	S/U(5)–	S/U(5)–	S/U(3)– LTS(2)	S/U(5)–	S/U(3)– LTS(2)	LTS(5)
Recreation	S/U(2)	S/U(2)–	S/U(2)–	S/U(2)–	S/U(2)–	S/U(2)–	LTS(2)
Transportation and Traffic	LTS(5)	LTS(5)	LTS(5)	LTS(5)	LTS(5)	LTS(5)	LTS(5)
Utilities and Service Systems	S/U(4) LTS(3)	S/U(4)– LTS(3)	S/U(4)– LTS(3)	S/U(4)– LTS(3)	S/U(4)– LTS(3)	S/U(4)– LTS(3)	LTS(7)
Energy	S/U(1)	S/U(1)	S/U(1)	S/U(1)–	S/U(1)–	S/U(1)–	LTS(1)
<b>Totals</b>							
Significant and Unavoidable (S/U)	31	31	31	29	29	28	0
Less Than Significant (LTS)	29	29	29	31	31	32	60
No Impact (NI)	0	0	0	0	0	0	0
Equal Impacts (–)		9	7	5	4	3	0
Equal or Less Adverse (––)		0	2	3	4	5	0
Less Adverse (–)		0	0	1	0	0	0
Substantially More Adverse (+)		0	0	0	0	0	0
Percentage of Significant and Unavoidable	52%	52%	52%	48%	48%	47%	0%
Percentage of Less Than Significant	48%	48%	48%	52%	52%	53%	100%

**NOTE:** Evaluation is based on all questions related to each environmental issue area (number of questions for which a significant and unavoidable impact determination was made)

NI – No Impact

LTS – Less than Significant

S/U – Significant and Unavoidable Impacts

+ indicates impacts are substantially more adverse than the proposed initiative

– indicates that while impacts remain significant and unavoidable they are less adverse

– indicates that the Significant and Unavoidable Impacts are the same as the proposed initiative

Impacts that are LTS do not have +, –, or – modifier because impacts are still less than significant.

#### 4.2.1 Alternative 1: Hauled Water Initiative for Parcels That Are 0.5 Net Acres or Greater In Size

##### ***Objectives and Feasibility***

Alternative 1 would be capable of meeting most of the objectives identified by the County. However, Goal No. 7, *Allow private property owners to develop a single-family residence, in the unincorporated territory of the County of Los Angeles, consistent with the provisions of the land use designation and zoning, on the effective date of the ordinance, on terms equal with those within the boundaries of a water district or who have access to on-site groundwater*, would not be met as a result of potentially delayed emergency response times if the location of the parcel is outside of a 12-minute response time.

##### ***Construction Scenario***

Under Alternative 1, environmental impacts from construction would occur. The number of eligible parcels would be reduced by 2,056 parcels or 5 percent (by approximately 357.5 acres or 0.1 percent) throughout the proposed initiative study area. However, while parcels smaller than 0.5 net acres would be eliminated under this alternative, it is still estimated that there would be 3,680 building permits issued over the 20-year planning period. As a result, this alternative does not change the land disturbance estimate, or the construction scenario, but results in impacts being restricted to a smaller potential area.

##### ***Comparative Impacts***

This alternative results in the same total number of significant and unavoidable impacts as the proposed initiative (Tables 4.2-1 and 4.2-2).

##### ***Aesthetics***

As with the proposed initiative, Alternative 1 would result in no impacts to aesthetics related to scenic vistas due to the limited visibility of parcels from designated scenic vistas.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to aesthetics related to the potential for substantial damage to scenic resources within a state scenic highway. Alternative 1 would reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County) and would still include the parcels within the State Route 2 (SR-2) (designated), Interstate 5 (I-5) (eligible), SR-210 (eligible), and SR-39 (eligible) State scenic highway corridors for which construction of a new single-family residence would have the potential to impact scenic resources within a State scenic highway. Conformance with regulatory measures and implementation of **MM-AES-1** would reduce and avoid impacts, but impacts to scenic resources that are visible from State scenic highways would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to aesthetics related to the potential for substantial degradation of the visual character of the proposed initiative study area. Alternative 1 would result in similar impacts to the visual character and quality of rural areas, as that anticipated for the proposed initiative, especially within the East San Gabriel Mountains subarea and the Antelope Valley Northeast subarea. Although 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). Although conformance with regulatory measures and implementation of **MM-AES-1** would reduce impacts, impacts resulting from the change in visual quality from currently undeveloped state to residential development would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative on aesthetics from the change in visual character would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would be expected to result in significant impacts to scenic vistas or nighttime light, but it would be expected to less than significant impacts related to light and glare, after the consideration of regulatory measures and MM-AES-1. Conformance with regulatory measures and implementation of **MM-AES-1**, which requires conformance with any community standards district guidelines related to the reduction of daytime glare and protection of the night sky, would reduce and avoid impacts to aesthetics from the creation of new sources of light and glare to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would be **less than significant**.

#### *Air Quality*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to air quality related to conflicting with applicable air quality plans even after implementation of **MM-AIR-1**. Alternative 1 would still be subject to the same air quality plans as the proposed initiative. While parcels smaller than 0.5 acres would be eliminated under this alternative, it does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to air quality related to violating or contributing substantially to an air quality standard even after implementation of **MM-AIR-1**. While parcels smaller than 0.5 acres would be eliminated under this alternative, it does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to air quality related to a cumulatively considerable net increase of a pollutant that is in non-attainment even after implementation of **MM-AIR-1**. While parcels smaller than 0.5 acres would be eliminated under this alternative, it does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to air quality related to sensitive receptors even after implementation of **MM-AIR-1**. Because Alternative

1 would develop the same number of parcels as the proposed initiative and would not narrow down the spatial possibility of the location of those developed parcels, the impact to sensitive receptors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to air quality related to objectionable odors even after implementation of **MM-AIR-1**. Because Alternative 1 would develop the same number of parcels as the proposed initiative and would not narrow down the spatial possibility of the location of those developed parcels, the potential to create objectionable odors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

### *Biological Resources*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to biological resources related to sensitive species. Alternative 1 would only reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County), and would still include parcels within habitats for sensitive species for which construction of a new single-family residence would have the potential to impact biological resources. While parcels smaller than 0.5 net acres would be eliminated under this alternative, it does not change the land disturbance estimate or the construction scenario. It is still estimated that there will be 3,680 building permits issued over the 20-year planning period. Conformance with regulatory measures would reduce and avoid impacts. Impacts to sensitive species afforded protection under federal and state statutes would be reduced to below the level of significance. Impacts to sensitive species not afforded protection under federal and state statutes would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to biological resources related to riparian or sensitive natural communities. Conformance with regulatory measures would reduce and avoid impacts. Impacts to riparian or sensitive natural communities under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would be reduced to below the level of significance. Impacts to riparian or sensitive natural communities not under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to biological resources related to federally protected wetlands. Conformance with regulatory measures would reduce and avoid impacts. Impacts to federally protected wetlands under the jurisdiction of USACOE pursuant to Section 404 of the Clean Water Act would be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to wildlife movement, nursery sites or migratory corridors. Conformance with regulatory measures would reduce and avoid impacts. Impacts to nursery sites for native resident and migratory birds would be reduced to below the level of significance. Impacts to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors,

or use of native wildlife nursery sites would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to biological resources related to local policies and ordinances. Conformance with regulatory measures would reduce and avoid impacts. Conflicts with general plan goals and policies related to biological resources not afforded protection by federal, state, and local statutes and regulations would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to biological resources related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

### *Cultural Resources*

As with the proposed initiative, Alternative 1 would result in comparable impacts to historical resources when compared to the proposed initiative, as it would result in the same number of parcels being developed. This alternative would reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of historical resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in comparable impacts to archaeological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed. This alternative would reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of cultural archaeological would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in comparable impacts to paleontological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed. This alternative would reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of paleontological resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in comparable impacts to human remains when compared to the proposed initiative, as it would result in the same number of parcels being developed. This alternative would reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County). As with the proposed initiative, measures to evaluate human remains encountered during construction, notify the appropriate descendants, and provide for repatriation of the human remains are specified in the Native American Graves Protection and Repatriation Act of 1990; the Public Resources Code Section 5097.9 through 5097.991; California Native American Graves

Protection and Repatriation Act of 2001; Health and Safety Code, Sections 7050 and 7052; and Penal Code, Section 622.5. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

#### *Greenhouse Gas Emissions*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to greenhouse gas emissions related to generating GHGs even after the implementation of **MM-GHG-1**. Alternative 1 would result in the same number of parcels being developed, and would generate comparable household trips, VMT, and greenhouse gas emissions. Because the construction scenario and building size estimate do not change compared to the proposed alternative, the greenhouse gas emissions also would not change for construction emissions. For operations, passenger and water hauling truck trips are expected to remain the same, so operational emissions would remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to greenhouse gas emissions related to conflicting with any applicable plans, policies, or regulations even after the implementation of **MM-GHG-1**. Alternative 1 would still be subject to the same plan, policy, and/or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions as the proposed initiative. This would include County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

#### *Hydrology and Water Quality*

Alternative 1 would result in comparable impacts to hydrology and water quality when compared to the proposed initiative, as the same number of parcels would be expected to be developed. As with the proposed initiative, additional measures to avoid or reduce impacts in regard to water quality standards are specified pursuant to County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to hydrology and water quality, as related to potential for violations of water quality standards. The study area is characterized by having minimal or no stormwater drainage facilities and County's LID ordinance does not require a specific reduction in pollutant discharges. Large areas of the proposed initiative study area not served by stormwater drainage, conveyance, or detention facilities. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to hydrology and water quality, as related to depletion of groundwater supplies. There would be a net deficit in the volume of the three groundwater basins. Antelope Valley Basin, Santa Clara River Basin, and Acton Valley Basin, or lowering the local groundwater table in the hauled water study area, constituting a significant impact. Antelope Valley Basin and Acton Valley Basin underlie the Antelope Valley-East Kern Water Agency (AVEK) service area and Santa Clara River Basin underlies

the Castaic Lake Water Agency (CLWA) service area. In the Antelope Valley Basin, the groundwater is fully utilized and would not be able to support new groundwater wells. In the Santa Clara River Basin and Acton Valley Basin, the available groundwater is already accounted for by existing users. Water purveyors with existing groundwater wells can potentially increase their pumping amounts to supply water to the proposed initiative through contracts with other members that have pumping rights. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in erosion. A total of 6,567 parcels have blue-line drainages that are afforded protection pursuant to Section 404 of the Federal CWA and Section 1600 of the State Fish and Game Code, thus presenting the potential to substantially alter the existing drainage pattern in each of the seven subareas. Conformance with regulatory measures and implementation erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in flooding. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to substantially alter the existing drainage pattern. Standard NPDES requirements or BMPs would need to be employed to offset the increased runoff. Mitigation would reduce impacts to less than significant. Conformance with regulatory measures and implementation of erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to hydrology and water quality as related to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff. Construction of single-family residences throughout the proposed initiative area would increase impervious surfaces in each of the seven subareas and result in increased stormwater runoff. Stormwater drainage systems may be needed to divert stormwater flow from the properties. Approved BMPs in the County LID Standards Manual are required to reduce the increased pollutant loads, but are not required to treat a specific size storm or to retain all of a development's stormwater runoff and, thus would not mimic-predevelopment hydrologic conditions. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards; additionally, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that there can be no substantial increase in storm water velocities or quantity downstream of the structure therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to hydrology and water quality, as related to substantially degrade water quality. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to degrade water

quality. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to hydrology and water quality, as related to placement of housing within a 100-year flood hazard area. Approximately 13,502 of the 42,872 parcels are located in a FEMA flood hazard area. Based on the 2012 average single-family residence household size of 3.5 people in unincorporated Los Angeles County and a reasonable worst-case scenario of development of 3,680 parcels, up to 12,880 people would be at risk for living in a flood hazard zone, depending on where development occurred. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure. Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to hydrology and water quality, as related to placing within a 100-year flood hazard area structures that would impede or redirect flood flows. The proposed initiative study area would place structures, including single-family residences and appurtenant structures such as roads, water towers, fences, garages, and outbuildings, within the 100-year Flood Hazard Area that would impede or redirect flood flows, constituting a significant impact. Several parts of the proposed initiative area are located in the boundaries of 100-year flood zones. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure. Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to hydrology and water quality, as related to exposing people or structures to a significant risk of loss, injury, or death as a result of the failure of a levee or dam. The proposed initiative study area would place some parcels downstream of such facilities, constituting a significant impact. The Castaic Reservoir is within the proposed initiative study area, and approximately 34 parcels are downslope from the Castaic Reservoir dam. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in **less than significant impacts** to hydrology and water quality, as related to exposing people or property to inundation by seiche, tsunami or mudflow.

#### *Land Use and Planning*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to land use and planning, related to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Although the number of eligible parcels would be reduced, Alternative 1 would result in similar impacts with regard to conflict with the 2003 State of California Department of Public Health (CDPH) guidance letter to Counties in

California recommending against the issuance of building permits for single-family residential development where hauled water was the only available source of potable water, and with the land use policies and regulations identified in Table 3.7.5-1. No feasible mitigation measures have been identified. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative on land use and planning with regard to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in less than significant impacts to land use and planning related to conflict with any applicable habitat conservation plan or natural community conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain less than significant.

#### *Noise*

Alternative 1 would result in similar impacts to noise when compared to the proposed initiative. Although the number of eligible parcels would be reduced by 2,056 parcels or 5 percent by eliminating parcels smaller than 0.5 net acre, it is still estimated that there would be 3,680 building permits issued over the 20-year planning period.

As with the proposed initiative, there would be significant impacts related to the exposure of persons to, or generations of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies whenever construction takes place within 251 feet of a sensitive receptor. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 1 to **less than significant**.

As with the proposed initiative, Alternative 1 would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

As with the proposed initiative, Alternative 1 would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

As with the proposed initiative, there would be significant impacts related to a substantial temporary or periodic increase in ambient noise levels in the vicinity above existing levels. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 1 to **less than significant**.

As with the proposed initiative, Alternative 1 does not include parcels located within the 60 CNEL noise contours of the three public airports that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

As with the proposed initiative, Alternative 1 does not include parcels located within the 60 CNEL noise contours of the eight private airstrips that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

### *Population and Housing*

As with the proposed initiative, Alternative 1 would result in no impacts to population and housing related to inducing substantial population growth in an area either directly or indirectly. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

As with the proposed initiative, Alternative 1 would result in no impacts to population and housing related to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

### *Public Services*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to public services in regard to fire protection, police protection, schools, parks, and other public facilities. Although the number of eligible parcels would be reduced, this alternative would be expected to induce the same worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water.

As with the proposed initiative, Alternative 1 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection. As with the proposed initiative, fire response times from the farthest parcels of each Alternative 1 subarea from the fire stations within each service area would be above the 12-minute maximum response time for every subarea due to distance and road access challenges, which would require the construction, operation, and maintenance of additional fire protection services and facilities beyond the 34 existing LACFD fire stations to adequately serve the subject parcels, in terms of the ability to house adequate staffing, and be located in a manner to respond within 12 minutes. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for police protection. Based on a service level standard of one officer per thousand, as described in the Safety Element of the Los Angeles County General Plan 2035 and the Santa Clarita Valley Area Plan, Alternative 1 would likely result in the need for additional officers to service the seven subareas during the course of the 2015–2035 planning period. As existing Sheriff Department facilities are currently operating at or near capacity, this will require additional law enforcement resources including; patrol deputies, other sworn personnel, support personnel, and attendant assets to patrol in outlying areas in order to maintain acceptable service ratios, response times or other performance serving the subject area, thus requiring the expansion of existing facilities and/or the construction of new facilities, beyond the seven existing County Sheriff's stations that would serve the subject parcels to accommodate such additional resources and attendant assets. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 is expected to result in significant impacts to schools as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which

could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for parks. Alternative 1 would require 2.6 additional acres of local parkland per year, or an estimated 51.5 acres of local parks during the 2015–2035 planning horizon to meet the local park service ratio of four acres per 1,000 persons. Since the subject parcels would all be individually developed, there would be no Quimby Fees to support the acquisition or development of local parklands. Quimby Fees can be required as subdivision conditions under state law (California Government Code Section 66477) to offset the need for new parks arising from new housing. As a result, the demand for up to 51.5 acres of local parkland that would likely result from the proposed initiative during the 2015–2035 planning horizon would not be met. This would be expected to result in significant impacts to the environment due to the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Section 3.11, *Recreation*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-REC-1** would be recommended. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 is expected to result in significant impacts to other public facilities such as library facilities and hospitals as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

### *Recreation*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to recreation in relation to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it would still require 51.5 additional acres of local parkland in areas that are currently deficient in local parkland, over an estimated 20-year planning period, to accommodate the increased use of existing neighborhood parks as a result of the overall population growth that would occur if the proposed initiative were adopted. As with the proposed initiative, the induced population growth would exacerbate the deficiency of local parkland but not significantly impact the regional parks, which have a surplus of acreage in the area. Although the number of eligible parcels would be reduced by 2,056 parcels scattered throughout northern Los Angeles County (approximately 4.8 percent), this alternative would still be expected to induce the same worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water. Therefore, Alternative 1 would still result in significant impacts to recreation. As with the proposed initiative, implementation of **MM-REC-1** would be recommended, but impacts to recreation would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would also be expected to result in indirect significant impacts to recreation in regard to requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment in order to meet County

goals for local parkland because it would indirectly require the construction or expansion of an estimated worst-case scenario of 51.5 acres of local parks, over an approximately 20-year period of time, that would have the potential to have an adverse physical effect on the environment. Section 3.11, *Recreation*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. As with the proposed initiative, implementation of **MM-REC-1** would be recommended, but impacts to recreation would remain **significant and unavoidable**.

#### *Traffic and Transportation*

As with the proposed initiative, Alternative 1 would result in less than significant impact to traffic and transportation related to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. This alternative would only reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County). However, the same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

As with the proposed initiative, Alternative 1 would result in less than significant impact to traffic and transportation related to conflicting with an applicable congestion management program. This alternative would only reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County). However, the same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are **less than significant**.

#### *Utilities and Service Systems*

Alternative 1 would result in comparable impacts to utilities and service systems when compared to the proposed initiative as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 4.8 percent (2,056 parcels scattered throughout northern Los Angeles County), which would create less constraint on existing wastewater treatment and landfill facilities. As with the proposed initiative, implementation of **MM-USS-1** would be recommended.

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to utilities as related to exceeding wastewater treatment requirements established by the State Water Resources Control Board. It is anticipated that the proposed initiative study area would utilize individual OWTS, where effluent is usually disposed of through leach fields or septic tanks. In the case of septic tanks, settled solids are pumped out periodically (every three to five years) and hauled to a treatment facility for disposal. Therefore, there is potential for the operation of OWTS over the life of the proposed initiative to compromise groundwater and public health, or result in excessive density of OWTS. Conformance with regulatory measures and implementation of **MM-USS-1** would reduce and avoid impacts to exceeding wastewater treatment requirements, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in **less than significant impacts** to utilities, as related to the construction of new water or wastewater treatment facilities or expansion

of facilities. A worst case scenario estimate of 30,368 gallons per year (gpy) (approximately 0.00008 million gallons per day [mgd]) of additional wastewater could potentially enter the existing wastewater treatment facilities. Therefore, there is no potential to overload the current capacity levels of the wastewater treatment facilities, and the construction of new water or wastewater treatment facilities would not be required.

As with the proposed initiative, Alternative 1 would result in **significant and unavoidable impacts** to utilities as related to the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. There are no existing stormwater drainage facilities in the proposed initiative study area. The construction of up to 3,680 additional single-family residences over the 20-year planning horizon would have the potential to increase impervious surface in each of the seven subareas and result in stormwater runoff requiring stormwater drainage facilities. Although implementation of BMPs, required pursuant to the County's LID Ordinance would reduce impacts, the implementation of the BMPs would not be expected to reduce impacts resulting from the increase in impervious surface from the residential use of the property to below the level of significance.

As with the proposed initiative, Alternative 1 would result in **significant and unavoidable impacts** to utilities, as related to having sufficient water supplies available to serve the proposed initiative from existing entitlements and resources. The HDR Water Supply, Hydrology, and Water Quality Analysis Report (Appendix K) demonstrates that historical building permit data in the area suggests that by 2035, significantly less than build-out is likely to occur. In the Case 1 scenario (184 homes per year), by 2035, for the average year there would still be a surplus of 13,378 acre-feet (AF). For the dry year, there would be a deficit of 47,953 AF, for the multiple dry years, a deficit of 4,487 AF. The potential exacerbation of water supply deficits during dry year scenarios is a significant impact requiring the consideration of mitigation measures.

As with the proposed initiative, Alternative 1 would result in **less than significant impacts** in relation to a determination by the wastewater treatment provider which serves or may serve the proposed initiative that it has adequate capacity to serve the proposed initiative's projected demand, in addition to the provider's existing commitments. An estimated 11.1 million gpd of wastewater could be generated with a build-out worst-case scenario; however, if all parcels are permitted to use OWTS, only an estimated 153,639 gallons per year (gpy) of additional wastewater could potentially enter the existing wastewater treatment facilities from wastewater that would enter the system every three to five years as a result of services full OWTS containment. The additional 153,639 gpy of wastewater that could potentially enter the existing water or wastewater treatment facilities would not be enough to overload the current capacity levels of the wastewater treatment facilities. Therefore, there is less than significant potential to overload the current capacity levels of the wastewater treatment facilities and require the construction of new water or wastewater treatment facilities.

As with the proposed initiative, Alternative 1 would result in **significant and unavoidable impacts** to utilities as related to being served by a landfill with sufficient permitted capacity to accommodate the proposed initiative's solid waste disposal needs. Based on an average of 3.02 tons of solid waste per year per household, the development of 3,680 single-family residences over the 20-year planning period would result in 222,272 tons per year of solid waste potentially entering existing landfills, based on a reasonable worst-case development scenario. Conformance with regulatory measures would reduce and avoid impacts to exceeding landfill capacity, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in **no impacts** in relation to complying with federal, State, and local statutes and regulation related to solid waste. Potential development within the proposed initiative study area would be required to comply with federal, State, and local statutes and regulations related to solid waste.

#### *Energy*

As with the proposed initiative, Alternative 1 would result in significant and unavoidable impacts to energy related to energy conservation. Alternative 1 would have the same amount of development and truck trips as the proposed initiative so the amount of fuel consumed and energy used operationally by the residential structures would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

#### **4.2.2 Alternative 2: Hauled Water Initiative for Parcels That Are 2.5 Acres Net or Greater in Size**

##### ***Objectives and Feasibility***

As shown in Table 4.1-2, Alternative 2 would be capable of meeting most of the objectives identified by Los Angeles County. However, Goal No. 7, *Allow private property owners to develop a single-family residence, in the unincorporated territory of the County of Los Angeles, consistent with the provisions of the land use designation and zoning, on the effective date of the Ordinance, on terms equal with those within the boundaries of a water district or who have access to on-site groundwater*, would not be met as a result of shifting the burden of emergency response services to the applicant for a building permit for a single-family home if the location of the parcel is outside of a 12-minute Fire Department response time.

##### ***Construction Scenario***

Under Alternative 2, environmental impacts from construction would occur. The number of eligible parcels would be reduced by 13,173 parcels or 31 percent (by approximately 21,429.4 acres or 6 percent) throughout the proposed initiative study area. However, while parcels smaller than 2.5 net acres would be eliminated under this alternative, it is still estimated that there will be 3,680 building permits issued over the 20-year planning period. As a result, this alternative does not change the land disturbance estimate, or the construction scenario, but results in impacts being restricted to a smaller potential area.

##### ***Comparative Impacts***

#### *Aesthetics*

As with the proposed initiative, Alternative 2 would result in **no impacts** to scenic vistas due to the limited visibility of parcels from designated scenic vistas.

Alternative 2 would result in fewer impacts to aesthetics in regard to scenic resources within a State scenic highway corridor. This alternative would reduce the number of eligible parcels by approximately 30.7 percent (13,173 parcels scattered throughout northern Los Angeles County) 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 for which construction of a new single-family

residence would have the potential to impact scenic resources within a state scenic highway. Impacts to aesthetics in regard to scenic resources within a State scenic highway corridor would remain **significant and unavoidable** after implementation of **MM-AES-1**.

Alternative 2 would result in fewer impacts to the visual character and quality of the area to the proposed initiative in regard to the rural character of the area because Alternative 2 would reduce the number of eligible parcels that intersect with designated significant ridgelines by 30 parcels. As with the proposed initiative, measures to avoid or reduce impacts in regard to visual character are specified pursuant to County of Los Angeles Building and Safety Building Grading Guidelines, including conformance with the approved land use of the area and the applicable community standards district. Impacts to aesthetics in regard to visual character would remain **significant and unavoidable** after implementation of **MM-AES-1**.

As with the proposed initiative, this alternative would not be expected to result in significant impacts to nighttime light, but it would be expected to result in potential significant impacts to daytime glare. Section 3.1, *Aesthetics*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-AES-1** would be recommended. Impacts to daytime glare would be expected to be less than significant after the incorporation of **MM-AES-1**.

#### *Air Quality*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to air quality related to conflicting with applicable air quality plans even after implementation of **MM-AIR-1**. Alternative 2 would still be subject to the same air quality plans as the proposed initiative. While parcels smaller than 2.5 acres would be eliminated under this alternative, it does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to air quality related to violating or contributing substantially to an air quality standard even after implementation of **MM-AIR-1**. While parcels smaller than 2.5 acres would be eliminated under this alternative, it does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to air quality related to a cumulatively considerable net increase of a pollutant that is in non-attainment even after implementation of **MM-AIR-1**. While parcels smaller than 2.5 acres would be eliminated under this alternative, it does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to air quality related to sensitive receptors even after implementation of **MM-AIR-1**. Because Alternative 2 would develop the same number of parcels as the proposed initiative and would not narrow down the spatial possibility of the location of those developed parcels, the impact to sensitive receptors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **less than significant**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to air quality related to objectionable odors even after implementation of **MM-AIR-1**. Because Alternative 2 would develop the same number of parcels as the proposed initiative and would not narrow down the spatial possibility of the location of those developed parcels, the potential to create objectionable odors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **less than significant**.

### *Biological Resources*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to biological resources related to sensitive species. Alternative 2 would reduce the number of eligible parcels by approximately 30.7 percent (13,173 parcels scattered throughout northern Los Angeles County), and would still include parcels within habitats for sensitive species for which construction of a new single-family residence would have the potential to impact biological resources. While parcels smaller than 0.5 net acres would be eliminated under this alternative, it does not change the land disturbance estimate, or the construction scenario. It is still estimated that there will be 3,680 building permits issued over the 20-year planning period. Conformance with regulatory measures would reduce and avoid impacts. Impacts to sensitive species afforded protection under federal and state statutes would be reduced to below the level of significance. Impacts to sensitive species not afforded protection under federal and state statutes would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to biological resources related to riparian or sensitive natural communities. Conformance with regulatory measures would reduce and avoid impacts. Impacts to riparian or sensitive natural communities under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would be reduced to below the level of significance. Impacts to riparian or sensitive natural communities not under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to biological resources related to federally protected wetlands. Conformance with regulatory measures would reduce and avoid impacts. Impacts to federally protected wetlands under the jurisdiction of USACOE pursuant to Section 404 of the Clean Water Act would be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **less than significant**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to wildlife movement, nursery sites or migratory corridors. Conformance with regulatory measures would reduce and avoid impacts. Impacts to nursery sites for native resident and migratory birds

would be reduced to below the level of significance. Impacts to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to biological resources related to local policies and ordinances. Conformance with regulatory measures would reduce and avoid impacts. Conflicts with general plan goals and policies related to biological resources not afforded protection by federal, state, and local statutes and regulations would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to biological resources related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **less than significant**.

#### *Cultural Resources*

As with the proposed initiative, Alternative 2 would result in comparable impact to historical resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 31 percent (13,173 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of historical resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in comparable impact to archaeological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 31 percent (13,173 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of cultural archaeological would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in comparable impact to paleontological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 31 percent (13,173 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of paleontological resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in comparable impact to human remains when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 31 percent (13,173 parcels scattered throughout northern Los Angeles County). As with the proposed initiative, measures to evaluate human remains encountered during construction, notify the appropriate descendants, and provide for repatriation of the humans remains are specified in

the Native American Graves Protection and Repatriation Act of 1990; the Public Resources Code Section 5097.9 through 5097.991; California Native American Graves Protection and Repatriation Act of 2001; Health and Safety Code, Sections 7050 and 7052; and Penal Code, Section 622.5. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **less than significant**.

### *Greenhouse Gas Emissions*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to greenhouse gas emissions related to generating GHGs even after the implementation of **MM-GHG-1**. While 13,173 parcels smaller than 2.5 acres would be eliminated under this alternative, it does not change the building size estimate or the construction scenario. Alternative 2 would result in the same number of parcels being developed, and would generate comparable household trips, VMT, and greenhouse gas emissions. Because the construction scenario and building size estimate do not change compared to the proposed alternative, the greenhouse gas emissions also would not change for construction emissions. For operations, passenger and water hauling truck trips are expected to remain the same, so operational emissions would remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to greenhouse gas emissions related to conflicting with any applicable plans, policies, or regulations even after the implementation of **MM-GHG-1**. Alternative 2 would still be subject to the same plan, policy, and/or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions as the proposed initiative. This would include County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

### *Hydrology and Water Quality*

Alternative 2 would result in comparable impacts to hydrology and water quality when compared to the proposed initiative, as the same number of parcels would be expected to be developed. As with the proposed initiative, additional measures to avoid or reduce impacts in regard to water quality standards are specified pursuant to County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to hydrology and water quality, as related to potential for violations of water quality standards. The study area is characterized by having minimal or no stormwater drainage facilities and County's LID ordinance does not require a specific reduction in pollutant discharges. Large areas of the proposed initiative study area not served by stormwater drainage, conveyance, or detention facilities. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to hydrology and water quality, as related to depletion of groundwater supplies. There would be a

net deficit in the volume of the three groundwater basins. Antelope Valley Basin, Santa Clara River Basin, and Acton Valley Basin, or lowering the local groundwater table in the hauled water study area, constituting a significant impact. Antelope Valley Basin and Acton Valley Basin underlie the Antelope Valley-East Kern Water Agency (AVEK) service area and Santa Clara River Basin underlies the Castaic Lake Water Agency (CLWA) service area. In the Antelope Valley Basin, the groundwater is fully utilized and would not be able to support new groundwater wells. In the Santa Clara River Basin and Acton Valley Basin, the available groundwater is already accounted for by existing users. Water purveyors with existing groundwater wells can potentially increase their pumping amounts to supply water to the proposed initiative through contracts with other members that have pumping rights. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in erosion. A total of 6,567 parcels have blue-line drainages that are afforded protection pursuant to Section 404 of the Federal CWA and Section 1600 of the State Fish and Game Code, thus presenting the potential to substantially alter the existing drainage pattern in each of the seven subareas. Conformance with regulatory measures and implementation erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in flooding. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to substantially alter the existing drainage pattern. Standard NPDES requirements or BMPs would need to be employed to offset the increased runoff. Mitigation would reduce impacts to less than significant. Conformance with regulatory measures and implementation of erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to hydrology and water quality as related to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff. Construction of single-family residences throughout the proposed initiative area would increase impervious surfaces in each of the seven subareas and result in increased stormwater runoff. Stormwater drainage systems may be needed to divert stormwater flow from the properties. Approved BMPs in the County LID Standards Manual are required to reduce the increased pollutant loads, but are not required to treat a specific size storm or to retain all of a development's stormwater runoff and, thus would not mimic-predevelopment hydrologic conditions. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards; additionally, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that there can be no substantial increase in storm water velocities or quantity downstream of the structure therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to hydrology and water quality, as related to substantially degrade water quality. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to degrade water quality. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to hydrology and water quality, as related to placement of housing within a 100-year flood hazard area. Approximately 13,502 of the 42,872 parcels are located in a FEMA flood hazard area. Based on the 2012 average single-family residence household size of 3.5 people in unincorporated Los Angeles County and a reasonable worst-case scenario of development of 3,680 parcels, up to 12,880 people would be at risk for living in a flood hazard zone, depending on where development occurred. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure. Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to hydrology and water quality, as related to placing within a 100-year flood hazard area structures that would impede or redirect flood flows. The proposed initiative study area would place structures, including single-family residences and appurtenant structures such as roads, water towers, fences, garages, and outbuildings, within the 100-year Flood Hazard Area that would impede or redirect flood flows, constituting a significant impact. Several parts of the proposed initiative area are located in the boundaries of 100-year flood zones. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure. Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to hydrology and water quality, as related to exposing people or structures to a significant risk of loss, injury, or death as a result of the failure of a levee or dam. The proposed initiative study area would place some parcels downstream of such facilities, constituting a significant impact. The Castaic Reservoir is within the proposed initiative study area, and approximately 34 parcels are downslope from the Castaic Reservoir dam. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in **less than significant impacts** to hydrology and water quality, as related to exposing people or property to inundation by seiche, tsunami or mudflow.

## *Land Use and Planning*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to land use and planning, related to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Although the number of eligible parcels would be reduced, Alternative 2 would result in similar impacts with regard to conflict with the 2003 State of California Department of Public Health (CDPH) guidance letter to Counties in California recommending against the issuance of building permits for single-family residential development where hauled water was the only available source of potable water, and with the land use policies and regulations identified in Table 3.7.5-1. No feasible mitigation measures have been identified. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative on land use and planning with regard to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in less than significant impacts to land use and planning related to conflict with any applicable habitat conservation plan or natural community conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

## *Noise*

Alternative 2 would result in similar impacts to noise when compared to the proposed initiative. Although the number of eligible parcels would be reduced by 13,173 parcels or 31 percent by eliminating parcels smaller than 2.5 net acres, it is still estimated that there will be 3,680 building permits issued over the 20-year planning period.

As with the proposed initiative, there would be significant impacts related to the exposure of persons to, or generations of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies whenever construction takes place within 251 feet of a sensitive receptor. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 2 to **less than significant**.

As with the proposed initiative, Alternative 2 would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

As with the proposed initiative, Alternative 2 would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

As with the proposed initiative, there would be significant impacts related to a substantial temporary or periodic increase in ambient noise levels in the vicinity above existing levels. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 2 to **less than significant**.

As with the proposed initiative, Alternative 2 does not include parcels located within the 60 CNEL noise contours of the three public airports that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

As with the proposed initiative, Alternative 2 does not include parcels located within the 60 CNEL noise contours of the eight private airstrips that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

### *Population and Housing*

As with the proposed initiative, Alternative 2 would result in no impacts to population and housing related to inducing substantial population growth in an area either directly or indirectly. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

As with the proposed initiative, Alternative 2 would result in no impacts to population and housing related to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

### *Public Services*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to public services in regard to fire protection, police protection, schools, parks, and other public facilities. Although the number of eligible parcels would be reduced, this alternative would be expected to induce the same worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water.

As with the proposed initiative, Alternative 2 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection. As with the proposed initiative, fire response times from the farthest parcels of each Alternative 2 subarea from the fire stations within each service area would be above the 12-minute maximum response time for every subarea due to distance and road access challenges, which would require the construction, operation, and maintenance of additional fire protection services and facilities beyond the 34 existing LACFD fire stations to adequately serve the subject parcels, in terms of the ability to house adequate staffing, and be located in a manner to respond within 12 minutes. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for police protection. Based on a service level standard of one officer per thousand residents, as described in the Safety Element of the Los Angeles County General Plan 2035 and Santa Clarita Valley Area Plan, Alternative 2 would likely result in the need for additional officers to service the seven subareas during the course of the 2015–2035 planning period. As existing Sheriff Department facilities are currently operating at or near capacity, this will require additional law enforcement resources including patrol deputies, other sworn personnel, support personnel, and attendant assets to patrol in outlying areas in order to maintain acceptable service ratios, response times or other performance serving the subject area, which would require the expansion of existing facilities and/or the construction of new facilities, beyond the seven existing County Sheriff's stations that would serve the subject parcels to accommodate such additional resources and attendant assets. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 is expected to result in significant impacts to schools as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for parks. Alternative 2 would require 2.6 additional acres of local parkland per year, or an estimated 51.5 acres of local parks during the 2015–2035 planning horizon to meet the local park service ratio of four acres per 1,000 persons. Since the subject parcels would all be individually developed, there would be no Quimby Fees to support the acquisition or development of local parklands. Quimby Fees can be required as subdivision conditions under state law (California Government Code Section 66477) to offset the need for new parks arising from new housing. As a result, the demand for up to 51.5 acres of local parkland that would likely result from the proposed initiative during the 2015–2035 planning horizon would not be met. This would be expected to result in significant impacts to the environment due to the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Section 3.11, *Recreation*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-REC-1** would be recommended; however, impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 is expected to result in significant impacts to other public facilities such as library facilities and hospitals as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

### *Recreation*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to recreation when compared to the proposed initiative in relation to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it would still require 51.5 additional acres of local parkland in areas that are currently deficient in local parkland, over an estimated 20-year planning period, to accommodate the increased use of existing neighborhood parks as a result of the overall population growth that would occur if the proposed initiative were adopted. As with the proposed initiative, the induced population growth would exacerbate the deficiency of local parkland but not significantly impact the regional parks, which have a surplus of acreage in the area. Although the number of eligible parcels would be reduced by 13,173 parcels scattered throughout northern Los Angeles County (approximately 30.7 percent), this alternative would still be expected to induce the same reasonable worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water. As with the proposed initiative, implementation of **MM-REC-1** would be recommended, but impacts to recreation would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would also be expected to result in indirect significant impacts to recreation in regard to requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment in order to meet County goals for local parkland because it would indirectly require the construction or expansion of an estimated worst-case scenario of 51.5 acres of local parks, over an approximately 20-year period of time, that would have the potential to have an adverse physical effect on the environment. As with the proposed initiative, implementation of **MM-REC-1** would be recommended, but impacts to recreation would remain **significant and unavoidable**.

#### *Traffic and Transportation*

As with the proposed initiative, Alternative 2 would result in less than significant impact to traffic and transportation related to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. This alternative would reduce the number of eligible parcels by approximately 31 percent (13,173 parcels scattered throughout northern Los Angeles County). However, the number of overall building permits submitted for single family residences would remain the same, at 3,680 permits a year. While the number of permits issued for single-family residences remains the same, this alternative eliminates parcels smaller than 2.5 acres. As a result, this alternative would restrict impacts to a smaller geographic area. A smaller impact area would reduce the severity of the increase of per-household vehicle miles traveled (VMT). While the potential construction impact is less than for the proposed initiative, indirect impacts from related traffic would remain. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

As with the proposed initiative, Alternative 2 would result in less than significant impact to traffic and transportation related to conflicting with an applicable congestion management program. This alternative would reduce the number of eligible parcels by approximately 31 percent (13,173 parcels scattered throughout northern Los Angeles County). However, the number of overall building permits submitted for single family residences would remain the same, at 3,680 permits a year. While the number of permits issued for single-family residences remains the same, this alternative eliminates parcels smaller than 2.5 acres. As a result, this alternative would restrict impacts to a smaller geographic area. As a result, this alternative would restrict impacts to a smaller geographic area. A smaller impact area would reduce the severity of the increase of per-household vehicle miles traveled (VMT). While the potential construction impact is less than for the proposed initiative, indirect impacts from related traffic would remain. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 are **less than significant**.

#### *Utilities and Service Systems*

Alternative 2 would result in comparable impacts to utilities and service systems when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 30.7 percent (13,173 parcels scattered throughout northern Los Angeles County). However, it is anticipated that the same number of permits would be issued with a comparable level of impact on wastewater treatment and landfill facilities. Additionally, there would be comparable demand for water supplies available to serve the proposed initiative area. As with the proposed initiative, implementation of **MM-USS-1** would be recommended.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to utilities as related to exceeding wastewater treatment requirements established by the State

Water Resources Control Board. It is anticipated that the proposed initiative study area would utilize individual OWTS, where effluent is usually disposed of through leach fields or septic tanks. In the case of septic tanks, settled solids are pumped out periodically (every three to five years) and hauled to a treatment facility for disposal. Therefore, there is potential for the operation of OWTS over the life of the proposed initiative to compromise groundwater and public health, or result in excessive density of OWTS. Conformance with regulatory measures and implementation of **MM-USS-1** would reduce and avoid impacts to exceeding wastewater treatment requirements, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in **less than significant impacts** to utilities, as related to the construction of new water or wastewater treatment facilities or expansion of facilities. A worst case scenario estimate of 30,368 gallons per year (gpy) (approximately 0.00008 million gallons per day [mgd]) of additional wastewater could potentially enter the existing wastewater treatment facilities. Therefore, there is no potential to overload the current capacity levels of the wastewater treatment facilities, and the construction of new water or wastewater treatment facilities would not be required.

As with the proposed initiative, Alternative 2 would result in **significant and unavoidable impacts** to utilities as related to the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. There are no existing stormwater drainage facilities in the proposed initiative study area. The construction of up to 3,680 additional single-family residences over the 20-year planning horizon would have the potential to increase impervious surface in each of the seven subareas and result in stormwater runoff requiring stormwater drainage facilities. Although implementation of BMPs, required pursuant to the County's LID Ordinance, would reduce impacts, the implementation of the BMPs would not be expected to reduce impacts resulting from the increase in impervious surface from the residential use of the property to below the level of significance.

As with the proposed initiative, Alternative 2 would result in **significant and unavoidable impacts** to utilities as related to having sufficient water supplies available to serve the proposed initiative from existing entitlements and resources. The HDR Water Supply, Hydrology, and Water Quality Analysis Report (Appendix K) demonstrates that historical building permit data in the area suggests that by 2035, significantly less than build-out is likely to occur. In the Case 1 scenario (184 homes per year), by 2035, for the average year there would still be a surplus of 13,378 AF. For the dry year, there would be a deficit of 47,953 AF, for the multiple dry years, a deficit of 4,487 AF. The potential exacerbation of water supply deficits during dry year scenarios is a significant impact requiring the consideration of mitigation measures.

As with the proposed initiative, Alternative 2 would result in **less than significant impacts** in relation to a determination by the wastewater treatment provider which serves or may serve the proposed initiative that it has adequate capacity to serve the proposed initiative's projected demand, in addition to the provider's existing commitments. An estimated 11.1 million gpd of wastewater could be generated at build-out; however, if all parcels are permitted to use OWTS, only an estimated 153,639 gallons per year (gpy) of additional wastewater could potentially enter the existing wastewater treatment facilities from wastewater that would enter the system every three to five years as a result of services full OWTS containment. The additional 153,639 gpy of wastewater that could potentially enter the existing water or wastewater treatment facilities would not be enough to overload the current capacity levels of the wastewater treatment facilities. Therefore, there is less than significant potential to overload the current capacity levels of the

wastewater treatment facilities and require the construction of new water or wastewater treatment facilities.

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to utilities as related to being served by a landfill with sufficient permitted capacity to accommodate the proposed initiative's solid waste disposal needs. Based on an average of 3.02 tons of solid waste per year per household, the development of 3,680 single-family residences over the 20-year planning period would result in 222,272 tons per year of solid waste potentially entering existing landfills, based on a reasonable worst-case development scenario. Conformance with regulatory measures would reduce and avoid impacts to exceeding landfill capacity, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 2 would result in **no impacts** in relation to complying with federal, State, and local statutes and regulation related to solid waste. Potential development within the proposed initiative study area would be required to comply with federal, State, and local statutes and regulations related to solid waste.

#### *Energy*

As with the proposed initiative, Alternative 2 would result in significant and unavoidable impacts to energy related to energy conservation. Alternative 2 would have the same amount of development and truck trips as the proposed initiative so the amount of fuel consumed and energy used operationally by the residential structures would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 2 would remain **significant and unavoidable**.

### **4.2.3 Alternative 3: Hauled Water Initiative for Parcels That Are Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit**

#### ***Objectives and Feasibility***

As shown in Table 4.1-2, Alternative 3 would be capable of meeting all of the objectives identified by Los Angeles County.

#### ***Construction Scenario***

Under Alternative 3, environmental impacts from construction would occur. The number of eligible parcels would be reduced by 12,262 parcels or 29 percent (by approximately 116,545 acres or 34 percent) throughout the proposed initiative study area. However, while parcels eligible for hauled water would be restricted to areas within a 12-minute response time under this alternative, it is still estimated that there will be 3,680 building permits issued over the 20-year planning period. As a result, this alternative does not change the land disturbance estimate, or the construction scenario, but results in impacts being restricted to a smaller potential area.

#### ***Comparative Impacts***

##### *Aesthetics*

As with the proposed initiative, Alternative 3 would result in **no impacts** to scenic vistas due to the limited visibility of parcels from designated scenic vistas.

Alternative 3 would result in fewer impacts to aesthetics in regard to scenic resources within a State scenic highway corridor. This alternative would reduce the number of eligible parcels by 12,262 parcels (approximately 28.6 percent) concentrated near the rural western side of the Lake Hughes/Gorman/West of Lancaster subarea (including parcels surrounding the Pacific Crest Trail [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, SR-210, 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. Alternative 3 would not include the parcels within the SR-2 (designated) and SR-39 (eligible) State scenic highway corridors for which construction of a new single-family residence would have the potential to impact scenic resources within a State scenic highway (parcels within the eligible State scenic I-5 highway corridor would still be included). Impacts to scenic resources within a State scenic highway corridor would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

Alternative 3 would result in fewer impacts to the visual character and quality of the area to the proposed initiative in regard to the rural character of the area because 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. As with the proposed initiative, measures to avoid or reduce impacts in regard to visual character are specified pursuant to County of Los Angeles Building and Safety Building Grading Guidelines, including conformance with the approved land use plan for the area and the applicable community standards district. Impacts to aesthetics in regard to visual character would remain **significant and unavoidable** after implementation of **MM-AES-1**.

As with the proposed initiative, this alternative would not be expected to result in significant impacts to nighttime light, and Alternative 3 would be expected to result in fewer significant impacts to daytime glare than the proposed initiative. Implementation of **MM-AES-1** would be recommended. Impacts to daytime glare would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

### *Air Quality*

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to air quality related to conflicting with applicable air quality plans even after implementation of **MM-AIR-1**. Alternative 3 would still be subject to the same air quality plans as the proposed initiative. While parcels would be restricted to areas within a 12-minute response time, Alternative 3 does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to air quality related to violating or contributing substantially to an air quality standard even after implementation of **MM-AIR-1**. While parcels would be restricted to areas within a 12-minute

response time, Alternative 3 does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to air quality related to a cumulatively considerable net increase of a pollutant that is in non-attainment even after implementation of **MM-AIR-1**. While parcels would be restricted to areas within a 12-minute response time, Alternative 3 does not change the building size estimate, land disturbance estimate, or the construction scenario. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to air quality related to sensitive receptors even after implementation of **MM-AIR-1**. The 12-minute response time of an emergency vehicle unit is outside of the bounds for considering a medical facility a sensitive receptor. Because Alternative 3 would develop the same number of parcels as the proposed initiative and would not narrow down the spatial possibility of the location of those developed parcels, the impact to sensitive receptors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **less than significant**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to air quality related to objectionable odors even after implementation of **MM-AIR-1**. Because Alternative 3 would develop the same number of parcels as the proposed initiative and would not narrow down the spatial possibility of the location of those developed parcels, the potential to create objectionable odors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **less than significant**.

### *Biological Resources*

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to biological resources related to sensitive species. Alternative 3 would reduce the number of eligible parcels by 12,262 parcels (approximately 28.6 percent) and would still include parcels within habitats for sensitive species for which construction of a new single-family residence would have the potential to impact biological resources. While parcels smaller than 0.5 net acres would be eliminated under this alternative, it does not change the land disturbance estimate or the construction scenario. It is still estimated that there will be 3,680 building permits issued over the 20-year planning period. Conformance with regulatory measures would reduce and avoid impacts. Impacts to sensitive species afforded protection under federal and state statutes would be reduced to below the level of significance. Impacts to sensitive species not afforded protection under federal and State statutes would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to biological resources related to riparian or sensitive natural communities. Conformance with regulatory measures would reduce and avoid impacts. Impacts to riparian or sensitive natural communities under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would be reduced to below the level of significance. Impacts to riparian or sensitive

natural communities not under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to biological resources related to federally protected wetlands. Conformance with regulatory measures would reduce and avoid impacts. Impacts to federally protected wetlands under the jurisdiction of USACOE pursuant to Section 404 of the Clean Water Act would be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **less than significant**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to wildlife movement, nursery sites or migratory corridors. Conformance with regulatory measures would reduce and avoid impacts. Impacts to nursery sites for native resident and migratory birds would be reduced to below the level of significance. Impacts to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to biological resources related to local policies and ordinances. Conformance with regulatory measures would reduce and avoid impacts. Conflicts with general plan goals and policies related to biological resources not afforded protection by federal, state, and local statutes and regulations would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to biological resources related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **less than significant**.

#### *Cultural Resources*

As with the proposed initiative, Alternative 3 would result in comparable impact to historical resources when compared to the proposed initiative as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of historical resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in comparable impact to archaeological resources when compared to the proposed initiative as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of cultural archaeological would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in comparable impact to paleontological resources when compared to the proposed initiative as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of paleontological resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in comparable impact to human remains when compared to the proposed initiative as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). As with the proposed initiative, measures to evaluate human remains encountered during construction, notify the appropriate descendants, and provide for repatriation of the humans remains are specified in the Native American Graves Protection and Repatriation Act of 1990; the Public Resources Code Section 5097.9 through 5097.991; California Native American Graves Protection and Repatriation Act of 2001; Health and Safety Code, Sections 7050 and 7052; and Penal Code Section 622.5. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **less than significant**.

#### *Greenhouse Gas Emissions*

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to greenhouse gas emissions related to generating GHGs even after the implementation of **MM-GHG-1**. The 12-minute response time of an emergency vehicle unit does not change the analysis for greenhouse gas emissions since the construction and operations of this alternative are similar to the proposed initiative. For construction, the building size estimate, land disturbance estimate, and the construction scenario are expected to remain the same. For operations, passenger and water hauling truck trips are expected to remain the same. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to greenhouse gas emissions related to conflicting with any applicable plans, policies, or regulations even after the implementation of **MM- GHG-1**. Alternative 3 would still be subject to the same plan, policy, and/or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions as the proposed initiative. This would include County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

#### *Hydrology and Water Quality*

Alternative 3 would result in comparable impacts to hydrology and water quality when compared to the proposed initiative, as the same number of parcels would be expected to be developed. As with the proposed initiative, additional measures to avoid or reduce impacts in regard to water quality standards are specified pursuant to County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to hydrology and water quality, as related to potential for violations of water quality standards. The study area is characterized by having minimal or no stormwater drainage facilities and County's LID ordinance does not require a specific reduction in pollutant discharges. Large areas of the proposed initiative study area not served by stormwater drainage, conveyance, or detention facilities. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to hydrology and water quality, as related to depletion of groundwater supplies. There would be a net deficit in the volume of the three groundwater basins. Antelope Valley Basin, Santa Clara River Basin, and Acton Valley Basin, or lowering the local groundwater table in the hauled water study area, constituting a significant impact. Antelope Valley Basin and Acton Valley Basin underlie the Antelope Valley-East Kern Water Agency (AVEK) service area and Santa Clara River Basin underlies the Castaic Lake Water Agency (CLWA) service area. In the Antelope Valley Basin, the groundwater is fully utilized and would not be able to support new groundwater wells. In the Santa Clara River Basin and Acton Valley Basin, the available groundwater is already accounted for by existing users. Water purveyors with existing groundwater wells can potentially increase their pumping amounts to supply water to the proposed initiative through contracts with other members that have pumping rights. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in erosion. A total of 6,567 parcels have blue-line drainages that are afforded protection pursuant to Section 404 of the Federal CWA and Section 1600 of the State Fish and Game Code, thus presenting the potential to substantially alter the existing drainage pattern in each of the seven subareas. Conformance with regulatory measures and implementation erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in flooding. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to substantially alter the existing drainage pattern. Standard NPDES requirements or BMPs would need to be employed to offset the increased runoff. Mitigation would reduce impacts to less than significant. Conformance with regulatory measures and implementation of erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to hydrology and water quality as related to creating or contributing runoff water that would exceed

the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff. Construction of single-family residences throughout the proposed initiative area would increase impervious surfaces in each of the seven subareas and result in increased stormwater runoff. Stormwater drainage systems may be needed to divert stormwater flow from the properties. Approved BMPs in the County LID Standards Manual are required to reduce the increased pollutant loads, but are not required to treat a specific size storm or to retain all of a development's stormwater runoff and, thus would not mimic-predevelopment hydrologic conditions. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards; additionally, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that there can be no substantial increase in storm water velocities or quantity downstream of the structure therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to hydrology and water quality, as related to substantially degrade water quality. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to degrade water quality. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to hydrology and water quality, as related to placement of housing within a 100-year flood hazard area. Approximately 13,502 of the 42,872 parcels are located in a FEMA flood hazard area. Based on the 2012 average single-family residence household size of 3.5 people in unincorporated Los Angeles County and a reasonable worst-case scenario of development of 3,680 parcels, up to 12,880 people would be at risk for living in a flood hazard zone, depending on where development occurred. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to hydrology and water quality, as related to placing within a 100-year flood hazard area structures that would impede or redirect flood flows. The proposed initiative study area would place structures, including single-family residences and appurtenant structures such as roads, water towers, fences, garages, and outbuildings, within the 100-year Flood Hazard Area that would impede or redirect flood flows, constituting a significant impact. Several parts of the proposed initiative area are located in the boundaries of 100-year flood zones. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to hydrology and water quality, as related to exposing people or structures to a significant risk of loss, injury, or death as a result of the failure of a levee or dam. The proposed initiative study area would place some parcels downstream of such facilities, constituting a significant impact. The Castaic Reservoir is within the proposed initiative study area, and approximately 34 parcels are

downslope from the Castaic Reservoir dam. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in **less than significant impacts** to hydrology and water quality, as related to exposing people or property to inundation by seiche, tsunami or mudflow.

#### *Land Use and Planning*

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to land use and planning, related to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Although the number of eligible parcels would be reduced, Alternative 1 would result in similar impacts with regard to conflict with the 2003 State of California Department of Public Health (CDPH) guidance letter to Counties in California recommending against the issuance of building permits for single-family residential development where hauled water was the only available source of potable water, and with the land use policies and regulations identified in Table 3.7.5-1. No feasible mitigation measures have been identified. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative on land use and planning with regard to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in less than significant impacts to land use and planning related to conflict with any applicable habitat conservation plan or natural community conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

#### *Noise*

Alternative 3 would result in similar impacts to noise when compared to the proposed initiative. Although the number of eligible parcels would be reduced by 12,262 parcels or 29 percent by restricting parcels eligible for hauled water to areas within a 12-minute response time, it is still estimated that there will be 3,680 building permits issued over the 20-year planning period.

As with the proposed initiative, there would be significant impacts related to the exposure of persons to, or generations of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies whenever construction takes place within 251 feet of a sensitive receptor. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 3 to **less than significant**.

As with the proposed initiative, Alternative 3 would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

As with the proposed initiative, Alternative 3 would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

As with the proposed initiative, there would be significant impacts related to a substantial temporary or periodic increase in ambient noise levels in the vicinity above existing levels. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 3 to **less than significant**.

As with the proposed initiative, Alternative 3 does not include parcels located within the 60 CNEL noise contours of the three public airports that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

As with the proposed initiative, Alternative 3 does not include parcels located within the 60 CNEL noise contours of the eight private airstrips that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

### *Population and Housing*

As with the proposed initiative, Alternative 3 would result in no impacts to population and housing in relation to inducing substantial population growth in an area either directly or indirectly. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

As with the proposed initiative, Alternative 3 would result in no impacts to population and housing related to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

### *Public Services*

Alternative 3 would result in fewer impacts to public services as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection when compared to the proposed initiative. Alternative 3 would restrict eligible parcels to those parcels that are already located within a 12-minute maximum emergency response time ratio from the existing fire stations in the area, and would therefore not require the construction, operation, and maintenance of additional fire protection services and facilities beyond the 34 existing fire stations to adequately serve the subject parcels. This alternative would reduce the number of eligible parcels by 12,262 parcels (approximately 28.6 percent) concentrated near the rural western side of the Lake Hughes/Gorman/West of Lancaster subarea; 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; on the southeastern portion of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea; and the entire Antelope Valley Northeast subarea (Figure 4.1-3). Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

Alternative 3 would result in fewer impacts to public services as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for police protection. Alternative 3 would reduce the number of eligible parcels. Based on a service level standard of one officer per thousand residents, as described in the Safety Element of the Los Angeles County General Plan 2035 and Santa Clarita Valley Area Plan, Alternative 3 would likely result in the need for additional officers to service the already existing seven subareas during the course of the 2015–2035 planning period. As existing Sheriff Department facilities are currently

operating at or near capacity, this will require additional law enforcement resources including patrol deputies, other sworn personnel, support personnel, and attendant assets to patrol in outlying areas in order to maintain acceptable service ratios, response times or other performance objectives within the seven existing County Sheriff's stations serving the subject parcels, but it would not result in need for the expansion of existing facilities and /or the construction of new facilities. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts comparable impacts to public services in regard to schools, parks, and other public facilities. Although the number of eligible parcels would be reduced, this alternative would be expected to induce the same worst-case scenario for population growth as the proposed initiative would be expected to result in growth of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water.

As with the proposed initiative, Alternative 1 is expected to result in significant impacts to schools as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for parks. Alternative 3 would require 2.6 additional acres of local parkland per year, or an estimated 51.5 acres of local parks during the 2015–2035 planning horizon to meet the local park service ratio of four acres per 1,000 persons. Since the subject parcels would all be individually developed, there would be no Quimby Fees to support the acquisition or development of local parklands. Quimby Fees can be required as subdivision conditions under state law (California Government Code Section 66477) to offset the need for new parks arising from new housing. As a result, and the demand for up to 51.5 acres of local parkland that would likely result from the proposed initiative during the 2015–2035 planning horizon would not be met. This would be expected to result in significant impacts to the environment due to the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Section 3.11, *Recreation*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-REC-1** would be recommended; however, impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 is expected to result in significant impacts to other public facilities such as library facilities and hospitals as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

### *Recreation*

Alternative 3 would result in fewer impacts to recreation when compared to the proposed initiative because this alternative would preserve more of the PCT trail corridor and preserve more open

space surrounding existing developed areas that can be dedicated for recreation use (trail corridors and neighborhood parks) in the future by screening out parcels that are more remote. Although the number of eligible parcels would be reduced by 12,262 parcels (approximately 28.6 percent) concentrated near the rural western side of the Lake Hughes/Gorman/West of Lancaster subarea (including parcels surrounding PCT); 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; on the southeastern portion of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea; and the entire Antelope Valley Northeast subarea, this alternative would still be expected to induce the same worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water.

Therefore, Alternative 3 would still result in significant impacts to recreation in relation to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it would still require 51.5 additional acres of local parkland in areas that are currently deficient in local parkland, over an estimated 20-year planning period, to accommodate the increased use of existing neighborhood parks as a result of the overall population growth that would occur if the proposed initiative were adopted. As with the proposed initiative, the induced population growth would exacerbate the deficiency of local parkland but not significantly impact the regional parks, which have a surplus of acreage in the area. As with the proposed initiative, implementation of **MM-REC-1** would be recommended, but impacts to recreation would remain **significant and unavoidable**.

Alternative 3 would be expected to result in fewer adverse physical effects on the environment as a result of the construction or expansion of local parks because the eligible parcels are located in more developed and less environmentally sensitive areas. As with the proposed initiative, Alternative 3 would also be expected to result in indirect significant impacts to recreation in regard to requiring the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, in order to meet County goals for local parkland because it would indirectly require the construction or expansion of an estimated worst-case scenario of 51.5 acres of local parks over an approximately 20-year period of time. As with the proposed initiative, implementation of **MM-REC-1** would be recommended, but impacts to recreation would remain **significant and unavoidable**.

### *Traffic and Transportation*

As with the proposed initiative, Alternative 3 would result in less than significant impact to traffic and transportation related to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. This alternative would only reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less than for the proposed initiative, indirect impacts from related traffic would remain. The number of overall building permits submitted for single-family residences would remain the same, at 184 permits a year and 3,680 permits a year over the 20-year planning horizon. While the number of permits issued for single-family residences remains the same, this alternative eliminates parcels outside of a 12-minute response time of an emergency response unit. As a result, this alternative would restrict impacts to a smaller geographic area. As a result, this alternative would restrict impacts to a

smaller geographic area. A smaller impact area would reduce the severity of the increase of per-household vehicle miles traveled (VMT).

Operational trips would be considered to be deliveries of potable water and ordinary household trips for commuting to work, shopping, etc. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

As with the proposed initiative, Alternative 3 would result in less than significant impact to traffic and transportation related to conflicting with an applicable congestion management program. This alternative would only reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less than for the proposed initiative, indirect impacts from related traffic would remain. Additionally, the proposed initiative would involve less direct construction and occupancy of residences, resulting in 29 percent less total vehicle miles traveled and overall reduction in the number of water delivery trucks per residence compared to the proposed initiative. The number of overall building permits submitted for single-family residences would remain the same, at 184 permits a year and 3,680 permits a year over the 20-year planning horizon. While the number of permits issued for single-family residences remains the same, this alternative eliminates parcels outside of a 12-minute response time of an emergency response unit. As a result, this alternative would restrict impacts to a smaller geographic area. As a result, this alternative would restrict impacts to a smaller geographic area. A smaller impact area would reduce the severity of the increase of per-household vehicle miles traveled (VMT).

Operational trips would be considered to be deliveries of potable water and ordinary household trips. Therefore, the direct, indirect, and cumulative impacts of Alternative 3 are **less than significant**.

#### *Utilities and Service Systems*

Alternative 3 would result in comparable impacts to utilities and service systems when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 29 percent (12,262 parcels scattered throughout northern Los Angeles County). However, it is anticipated that the same number of permits would be issued with a comparable level of impact on wastewater treatment and landfill facilities. Additionally, there would be comparable demand for water supplies available to serve the proposed initiative area. As with the proposed initiative, implementation of **MM-USS-1** would be recommended.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to utilities, as related to exceeding wastewater treatment requirements established by the State Water Resources Control Board. It is anticipated that the proposed initiative study area would utilize individual OWTS, where effluent is usually disposed of through leach fields or septic tanks. In the case of septic tanks, settled solids are pumped out periodically (every three to five years) and hauled to a treatment facility for disposal. Therefore, there is potential for the operation of OWTS over the life of the proposed initiative to compromise groundwater and public health, or result in excessive density of OWTS. Conformance with regulatory measures and implementation of **MM-USS-1** would reduce and avoid impacts to exceeding wastewater treatment requirements, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 3 would result in **less than significant impacts** to utilities, as related to the construction of new water or wastewater treatment facilities or expansion

of facilities. A worst case scenario estimate of 30,368 gallons per year (gpy) (approximately 0.00008 million gallons per day [mgd]) of additional wastewater could potentially enter the existing wastewater treatment facilities. Therefore, there is no potential to overload the current capacity levels of the wastewater treatment facilities, and the construction of new water or wastewater treatment facilities would not be required.

As with the proposed initiative, Alternative 3 would result in **significant and unavoidable impacts** to utilities as related to the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. There are no existing stormwater drainage facilities in the proposed initiative study area. The construction of up to 3,680 additional single-family residences over the 20-year planning horizon would have the potential to increase impervious surface in each of the seven subareas and result in stormwater runoff requiring stormwater drainage facilities. Although implementation of BMPs, required pursuant to the County's LID Ordinance would reduce impacts, the implementation of the BMPs would not be expected to reduce impacts resulting from the increase in impervious surface from the residential use of the property to below the level of significance.

As with the proposed initiative, Alternative 3 would result in **significant and unavoidable impacts** to utilities as related to having sufficient water supplies available to serve the proposed initiative from existing entitlements and resources. The HDR Water Supply, Hydrology, and Water Quality Analysis Report demonstrates that historical building permit data in the area suggests that by 2035, significantly less than build-out is likely to occur. In the Case 1 scenario (184 homes per year), by 2035, for the average year there would still be a surplus of 13,378 AF. For the dry year, there would be a deficit of 47,953 AF, for the multiple dry years, a deficit of 4,487 AF. The potential exacerbation of water supply deficits during dry year scenarios is a significant impact requiring the consideration of mitigation measures.

As with the proposed initiative, Alternative 3 would result in **less than significant impacts** in relation to a determination by the wastewater treatment provider which serves or may serve the proposed initiative that it has adequate capacity to serve the proposed initiative's projected demand, in addition to the provider's existing commitments. An estimated 11.1 million gpd of wastewater could be generated with a build-out worst-case scenario; however, if all parcels are permitted to use OWTS, only an estimated 153,639 gallons per year (gpy) of additional wastewater could potentially enter the existing wastewater treatment facilities from wastewater that would enter the system every three to five years as a result of services full OWTS containment. The additional 153,639 gpy of wastewater that could potentially enter the existing water or wastewater treatment facilities would not be enough to overload the current capacity levels of the wastewater treatment facilities. Therefore, there is less than significant potential to overload the current capacity levels of the wastewater treatment facilities and require the construction of new water or wastewater treatment facilities.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to utilities as related to being served by a landfill with sufficient permitted capacity to accommodate the proposed initiative's solid waste disposal needs. Based on an average of 3.02 tons of solid waste per year per household, the development of 3,680 single-family residences over the 20 year planning period would result in 222,272 tons per year of solid waste potentially entering existing landfills, based on a reasonable worst-case development scenario. Conformance with regulatory measures would reduce and avoid impacts to exceeding landfill capacity, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 would result in **no impacts** in relation to complying with federal, State, and local statutes and regulation related to solid waste. Potential development within the proposed initiative study area would be required to comply with federal, State, and local statutes and regulations related to solid waste.

### *Energy*

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts to energy related to energy conservation. Alternative 3 would have the same amount of development as the proposed initiative, so the energy used operationally by the residential structures would remain unchanged. Because this alternative restricts impacts to a smaller geographic area, the truck trips would cover less distance and consume less fuel. However, the direct, indirect, and cumulative impacts of Alternative 3 would remain **significant and unavoidable**.

## **4.2.4 Alternative 4: Hauled Water for Parcels Located within 200 Feet of an Existing Road**

### ***Objectives and Feasibility***

As shown in Table 4.1-2, Alternative 4 would be capable of meeting most of the objectives identified by Los Angeles County. However, Goal No. 7, *Allow private property owners to develop a single-family residence, in the unincorporated territory of the County of Los Angeles, consistent with the provisions of the land use designation and zoning, on the effective date of the Ordinance, on terms equal with those within the boundaries of a water district or who have access to on-site groundwater*, would not be met a result of shifting the burden of emergency response services to the applicant for a building permit for a single-family home if the location of the parcel is outside of a 12-minute response time.

### ***Construction Scenario***

Under Alternative 4, environmental impacts from construction would occur. The number of eligible parcels would be reduced by 18,904 parcels or 44 percent (by approximately 102,160.6 acres or 30 percent) throughout the proposed initiative study area. However, while parcels eligible for hauled water would be restricted to areas within 200 feet of an existing road under this alternative, as with all other alternatives, it is still estimated that there will be 3,680 building permits issued over the 20-year planning period. As a result, this alternative does not change the land disturbance estimate, or the construction scenario, but results in impacts being restricted to a smaller potential area.

### ***Comparative Impacts***

#### *Aesthetics*

Alternative 4 would result in fewer impacts to aesthetics when compared to the proposed initiative. This alternative would reduce the number of eligible parcels by 18,904 parcels (approximately 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 scenic Angeles Crest Highway (SR-2) and the Foothill Freeway (SR-210). Alternative 4 would

include fewer parcels within the SR-2 (designated) and SR-210 (eligible) State scenic highway corridors than the proposed initiative for which construction of a new single-family residence would have the potential to impact scenic resources within a State scenic highway. Implementation of **MM-AES-1** would be recommended. Impacts to scenic resources within a State scenic highway corridor would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

Alternative 4 would result in fewer impacts to the visual character and quality of the area to the proposed initiative in regard to the rural character of the area because 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). As with the proposed initiative, measures to avoid or reduce impacts in regard to visual character are specified pursuant to County of Los Angeles Building and Safety Agency Referral and Department of Regional Planning Site Plan Review that require conformance with the approved land use plan and the applicable community standards district. Implementation of **MM-AES-1** would be recommended. Impacts to visual character and quality would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

As with the proposed initiative, this alternative would not be expected to result in significant impacts to nighttime light, and Alternative 4 would be expected to result in fewer significant impacts to daytime glare than the proposed initiative. Section 3.1, *Aesthetics*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-AES-1** would be recommended. Impacts to daytime glare would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

#### *Air Quality*

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to air quality related to conflicting with applicable air quality plans even after implementation of **MM-AIR-1**. Alternative 4 would still be subject to the same air quality plans as the proposed initiative. While parcels would be restricted to 200 feet of an existing road, it does not change the building size estimate or land disturbance estimate. The construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels being developed are expected to be closer to an existing paved road. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips would travel a shorter distance. Fugitive dust should be reduced through this alternative, and there would be fewer impacts to air quality during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to air quality related to violating or contributing substantially to an air quality standard even after implementation of **MM-AIR-1**. While parcels would be restricted to 200 feet of an existing road, Alternative 4 does not change the building size estimate or land disturbance estimate. The construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels being developed are expected to be closer to an existing paved road. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips would travel a shorter distance. Fugitive dust should be reduced through

this alternative, and there would be fewer impacts to air quality during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to air quality related to a cumulatively considerable net increase of a pollutant that is in non-attainment even after implementation of **MM-AIR-1**. While parcels would be restricted to 200 feet of an existing road, Alternative 4 does not change the building size estimate or land disturbance estimate. The construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels being developed are expected to be closer to an existing paved road. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips would travel a shorter distance. Fugitive dust should be reduced through this alternative, and there would be fewer impacts to air quality during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to air quality related to sensitive receptors even after implementation of **MM-AIR-1**. Alternative 4 would develop the same number of parcels as the proposed initiative, but would narrow down the spatial possibility of the location of those developed parcels to 200 feet from an existing road. Since the specific locations of the sensitive receptors would need to be evaluated on a project by project basis, the direct, indirect, and cumulative impacts of Alternative 4 would remain **less than significant**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to air quality related to objectionable odors even after implementation of **MM-AIR-1**. Alternative 4 would develop the same number of parcels as the proposed initiative, but would narrow down the spatial possibility of the location of those developed parcels to 200 feet from an existing road. The potential to create objectionable odors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **less than significant**.

### *Biological Resources*

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to biological resources related to sensitive species. Alternative 4 would reduce the number of eligible parcels by 18,904 parcels (approximately 44.1 percent) scattered throughout northern Los Angeles County, and would still include parcels within habitats for sensitive species for which construction of a new single-family residence would have the potential to impact biological resources. While parcels smaller than 0.5 net acres would be eliminated under this alternative, it does not change the land disturbance estimate, or the construction scenario. It is still estimated that there will be 3,680 building permits issued over the 20-year planning period. Conformance with regulatory measures would reduce and avoid impacts. Impacts to sensitive species afforded protection under federal and state statutes would be reduced to below the level of significance. Impacts to sensitive species not afforded protection under federal and state statutes would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to biological resources related to riparian or sensitive natural communities. Conformance with regulatory measures would reduce and avoid impacts. Impacts to riparian or sensitive natural

communities under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would be reduced to below the level of significance. Impacts to riparian or sensitive natural communities not under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to biological resources related to federally protected wetlands. Conformance with regulatory measures would reduce and avoid impacts. Impacts to federally protected wetlands under the jurisdiction of USACOE pursuant to Section 404 of the Clean Water Act would be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **less than significant**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to wildlife movement, nursery sites or migratory corridors. Conformance with regulatory measures would reduce and avoid impacts. Impacts to nursery sites for native resident and migratory birds would be reduced to below the level of significance. Impacts to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to biological resources related to local policies and ordinances. Conformance with regulatory measures would reduce and avoid impacts. Conflicts with general plan goals and policies related to biological resources not afforded protection by federal, state, and local statutes and regulations would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to biological resources related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **less than significant**.

#### *Cultural Resources*

As with the proposed initiative, Alternative 4 would result in comparable impact to historical resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 44 percent (18,904 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of historical resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in comparable impact to archaeological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 44 percent (18,904 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the

disturbance and/or destruction of cultural archaeological would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in comparable impact to paleontological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 44 percent (18,904 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of paleontological resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in comparable impact to human remains when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 44 percent (18,904 parcels scattered throughout northern Los Angeles County). As with the proposed initiative, measures to evaluate human remains encountered during construction, notify the appropriate descendants, and provide for repatriation of the humans remains are specified in the Native American Graves Protection and Repatriation Act of 1990; the Public Resources Code Section 5097.9 through 5097.991; California Native American Graves Protection and Repatriation Act of 2001; Health and Safety Code, Sections 7050 and 7052; and Penal Code. Section 622.5. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **less than significant**.

#### *Greenhouse Gas Emissions*

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to greenhouse gas emissions related to generating GHGs even after the implementation of **MM-GHG-1**. For construction, while the building size estimate and land disturbance estimate remain the same, the construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels anticipated to be developed are expected to be closer to an existing paved road. This alternative would result in reduced NOx and PM emissions during the construction phase of which NOx is an ozone precursor. For operations, passenger and water hauling truck trips are expected to remain the same, but would travel less miles on off-road surfaces. There would be fewer impacts to greenhouse gas emissions during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to greenhouse gas emissions related to conflicting with any applicable plans, policies, or regulations even after the implementation of **MM-GHG-1**. Alternative 4 would still be subject to the same plan, policy, and/or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions as the proposed initiative. This would include County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

#### *Hydrology and Water Quality*

Alternative 4 would result in comparable impacts to hydrology and water quality when compared to the proposed initiative, as the same number of parcels would be expected to be developed. As

with the proposed initiative, additional measures to avoid or reduce impacts in regard to water quality standards are specified pursuant to County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to hydrology and water quality, as related to potential for violations of water quality standards. The study area is characterized by having minimal or no stormwater drainage facilities and County's LID ordinance does not require a specific reduction in pollutant discharges. Large areas of the proposed initiative study area not served by stormwater drainage, conveyance, or detention facilities. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to hydrology and water quality, as related to depletion of groundwater supplies. There would be a net deficit in the volume of the three groundwater basins. Antelope Valley Basin, Santa Clara River Basin, and Acton Valley Basin, or lowering the local groundwater table in the hauled water study area, constituting a significant impact. Antelope Valley Basin and Acton Valley Basin underlie the Antelope Valley-East Kern Water Agency (AVEK) service area and Santa Clara River Basin underlies the Castaic Lake Water Agency (CLWA) service area. In the Antelope Valley Basin, the groundwater is fully utilized and would not be able to support new groundwater wells. In the Santa Clara River Basin and Acton Valley Basin, the available groundwater is already accounted for by existing users. Water purveyors with existing groundwater wells can potentially increase their pumping amounts to supply water to the proposed initiative through contracts with other members that have pumping rights. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in erosion. A total of 6,567 parcels have blue-line drainages that are afforded protection pursuant to Section 404 of the Federal CWA and Section 1600 of the State Fish and Game Code, thus presenting the potential to substantially alter the existing drainage pattern in each of the seven subareas. Conformance with regulatory measures and implementation erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in flooding. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to substantially alter the existing drainage pattern. Standard NPDES requirements or BMPs would need to be employed to offset the increased runoff. Mitigation would reduce impacts to less than significant. Conformance with regulatory measures and implementation of erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly

removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to hydrology and water quality as related to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff. Construction of single-family residences throughout the proposed initiative area would increase impervious surfaces in each of the seven subareas and result in increased stormwater runoff. Stormwater drainage systems may be needed to divert stormwater flow from the properties. Approved BMPs in the County LID Standards Manual are required to reduce the increased pollutant loads, but are not required to treat a specific size storm or to retain all of a development's stormwater runoff and, thus would not mimic-predevelopment hydrologic conditions. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards; additionally, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that there can be no substantial increase in storm water velocities or quantity downstream of the structure therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to hydrology and water quality, as related to substantially degrade water quality. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to degrade water quality. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to hydrology and water quality, as related to placement of housing within a 100-year flood hazard area. Approximately 13,502 of the 42,872 parcels are located in a FEMA flood hazard area. Based on the 2012 average single-family residence household size of 3.5 people in unincorporated Los Angeles County and a reasonable worst-case scenario of development of 3,680 parcels, up to 12,880 people would be at risk for living in a flood hazard zone, depending on where development occurred. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to hydrology and water quality, as related to placing within a 100-year flood hazard area structures that would impede or redirect flood flows. The proposed initiative study area would place structures, including single-family residences and appurtenant structures such as roads, water towers, fences, garages, and outbuildings, within the 100-year Flood Hazard Area that would impede or redirect flood flows, constituting a significant impact. Several parts of the proposed initiative area are located in the boundaries of 100-year flood zones. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to hydrology and water quality, as related to exposing people or structures to a significant risk of loss, injury, or death as a result of the failure of a levee or dam. The proposed initiative study area would place some parcels downstream of such facilities, constituting a significant impact. The Castaic Reservoir is within the proposed initiative study area, and approximately 34 parcels are downslope from the Castaic Reservoir dam. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in **less than significant impacts** to hydrology and water quality, as related to exposing people or property to inundation by seiche, tsunami or mudflow.

#### *Land Use and Planning*

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to land use and planning, related to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Although the number of eligible parcels would be reduced, Alternative 1 would result in similar impacts with regard to conflict with the 2003 State of California Department of Public Health (CDPH) guidance letter to Counties in California recommending against the issuance of building permits for single-family residential development where hauled water was the only available source of potable water, and with the land use policies and regulations identified in Table 3.7.5-1. No feasible mitigation measures have been identified. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative on land use and planning with regard to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in less than significant impacts to land use and planning related to conflict with any applicable habitat conservation plan or natural community conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

#### *Noise*

Alternative 4 would result in similar impacts to noise when compared to the proposed initiative. Although the number of eligible parcels would be reduced by 18,904 parcels or 44 percent by restricting parcels eligible for hauled water to areas within 200 feet of an existing road, it is still estimated that there will be 3,680 building permits issued over the 20-year planning period.

As with the proposed initiative, there would be significant impacts related to the exposure of persons to, or generations of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies whenever construction takes place within 251 feet of a sensitive receptor. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 4 to **less than significant**.

As with the proposed initiative, Alternative 4 would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

As with the proposed initiative, Alternative 4 would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

As with the proposed initiative, there would be significant impacts related to a substantial temporary or periodic increase in ambient noise levels in the vicinity above existing levels. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 4 to **less than significant**.

As with the proposed initiative, Alternative 4 does not include parcels located within the 60 CNEL noise contours of the three public airports that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

As with the proposed initiative, Alternative 4 does not include parcels located within the 60 CNEL noise contours of the eight private airstrips that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

#### *Population and Housing*

As with the proposed initiative, Alternative 4 would result in no impacts to population and housing in relation to inducing substantial population growth in an area either directly or indirectly. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

As with the proposed initiative, Alternative 4 would result in no impacts to population and housing related to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

#### *Public Services*

As with the proposed initiative, Alternative 4 is expected to result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection, schools, parks, library facilities, and hospitals. Alternative 4 would be expected to induce the same worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County, and the construction of new homes and hauled water tanks on approximately 3,680 of the subject parcels over the 20-year planning horizon would still be expected to occur in proximity to existing rural roads outside the 12-minute emergency fire response unit area.

As with the proposed initiative, Alternative 4 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection. As with the proposed initiative, fire response times from the farthest parcels of each Alternative 4 subarea from the fire stations within each service area would be above the 12-minute maximum response time for every subarea due to distance and road access challenges, which would require the construction, operation, and maintenance of

additional fire protection services and facilities beyond the 34 existing LACFD fire stations to adequately serve the subject parcels, in terms of the ability to house adequate staffing, and be located in a manner to respond within 12 minutes. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for police protection. based on a service level standard of one officer per thousand residents, as described in the Safety Element of the Los Angeles County General Plan 2035 and Santa Clarita Valley Area Plan, Alternative 5 would likely result in the need for additional officers to service the seven subareas during the course of the 2015–2035 planning period. As existing Sheriff Department facilities are currently operating at or near capacity, this will require additional law enforcement resources including patrol deputies, other sworn personnel, support personnel, and attendant assets to patrol in outlying areas in order to maintain acceptable service ratios, response times or other performance serving the subject area, thus requiring the expansion of existing facilities and/or the construction of new facilities, beyond the seven existing County Sheriff's stations that would serve the subject parcels to accommodate such additional resources and attendant assets. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 1 is expected to result in significant impacts to schools as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for parks. Alternative 4 would require 2.6 additional acres of local parkland per year, or an estimated 51.5 acres of local parks during the 2015–2035 planning horizon to meet the local park service ratio of four acres per 1,000 persons. Since the subject parcels would all be individually developed, there would be no Quimby Fees to support the acquisition or development of local parklands. Quimby Fees can be required as subdivision conditions under state law (California Government Code Section 66477) to offset the need for new parks arising from new housing. As a result, the demand for up to 51.5 acres of local parkland that would likely result from the proposed initiative during the 2015–2035 planning horizon would not be met. This would be expected to result in significant impacts to the environment due to the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Section 3.11, *Recreation*, of the EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-REC-1** would be recommended; however, impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 is expected to result in significant impacts to other public facilities such as library facilities and hospitals as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

## *Recreation*

Alternative 4 would result in fewer impacts to recreation when compared to the proposed initiative in relation to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it would still require 51.5 additional acres of local parkland in areas that are currently deficient in local parkland, over an estimated 20-year planning period, to accommodate the increased use of existing neighborhood parks as a result of the overall population growth that would occur if the Hauled Water Initiative were adopted. This alternative would preserve more of the PCT trail corridor and preserve more open space surrounding existing developed areas that can be dedicated for recreation use (trail corridors and neighborhood parks) in the future by screening out parcels that are more remote. Although the number of eligible parcels would be reduced by 18,904 parcels (approximately 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 PCT within the Lake Hughes/Gorman/West of Lancaster subarea and the East San Gabriel Mountains subarea, this alternative would still be expected to induce the same worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water. As with the proposed initiative, the induced population growth would exacerbate the deficiency of local parkland but not significantly impact the regional parks, which have a surplus of acreage in the area. As with the proposed initiative, implementation of **MM-REC-1** would be required, but impacts to recreation would remain **significant and unavoidable**.

Alternative 4 would be expected to result in fewer adverse physical effects on the environment as a result of the construction or expansion of local parks because the eligible parcels are located in more developed and less environmentally sensitive areas. As with the proposed initiative, Alternative 4 would also be expected to result in indirect significant impacts to recreation in regard to requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment in order to meet County goals for local parkland because it would indirectly require the construction or expansion of an estimated worst-case scenario of 51.5 acres of local parks, over an approximately 20-year period of time, that would have the potential to have an adverse physical effect on the environment. As with the proposed initiative, implementation of **MM-REC-1** would be required, but impacts to recreation would remain **significant and unavoidable**.

## *Traffic and Transportation*

As with the proposed initiative, Alternative 4 would result in less than significant impact to traffic and transportation related to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. This alternative would only reduce the number of eligible parcels by approximately 44 percent (18,904 parcels scattered throughout northern Los Angeles County). This alternative would restrict impacts to a smaller geographic area. As a result, this alternative would restrict impacts to a smaller geographic area. A smaller impact area would reduce the severity of the increase of per-household vehicle miles traveled (VMT).

While the potential construction impact is less than for the proposed initiative, indirect impacts from related traffic would remain. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

As with the proposed initiative, Alternative 4 would result in less than significant impact to traffic and transportation related to conflicting with an applicable congestion management program. This alternative would only reduce the number of eligible parcels by approximately 44 percent (18,904 parcels scattered throughout northern Los Angeles County). This alternative would restrict impacts to a smaller geographic area. As a result, this alternative would restrict impacts to a smaller geographic area. A smaller impact area would reduce the severity of the increase of per-household vehicle miles traveled (VMT).

While the potential construction impact is less than for the proposed initiative, indirect impacts from related traffic would remain. Therefore, the direct, indirect, and cumulative impacts of Alternative 4 are **less than significant**.

#### *Utilities and Service Systems*

Alternative 4 would result in comparable impacts to utilities and service systems when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 44.1 percent (18,904 parcels scattered throughout northern Los Angeles County). However, it is anticipated that the same number of permits would be issued with a comparable level of impact on wastewater treatment and landfill facilities. Additionally, there would be comparable demand for water supplies available to serve the proposed initiative area. As with the proposed initiative, implementation of **MM-USS-1** would be recommended.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to utilities, as related to exceeding wastewater treatment requirements established by the State Water Resources Control Board. It is anticipated that the proposed initiative study area would utilize individual OWTS, where effluent is usually disposed of through leach fields or septic tanks. In the case of septic tanks, settled solids are pumped out periodically (every three to five years) and hauled to a treatment facility for disposal. Therefore, there is potential for the operation of OWTS over the life of the proposed initiative to compromise groundwater and public health, or result in excessive density of OWTS. Conformance with regulatory measures and implementation of **MM-USS-1** would reduce and avoid impacts to exceeding wastewater treatment requirements, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in **less than significant impacts** to utilities, as related to the construction of new water or wastewater treatment facilities or expansion of facilities. A worst case scenario estimate of 30,368 gallons per year (gpy) (approximately 0.00008 million gallons per day [mgd]) of additional wastewater could potentially enter the existing wastewater treatment facilities. Therefore, there is no potential to overload the current capacity levels of the wastewater treatment facilities, and the construction of new water or wastewater treatment facilities would not be required.

As with the proposed initiative, Alternative 4 would result in **significant and unavoidable impacts** to utilities, as related to the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. There

are no existing stormwater drainage facilities in the proposed initiative study area. The construction of up to 3,680 additional single-family residences over the 20-year planning horizon would have the potential to increase impervious surface in each of the seven subareas and result in stormwater runoff requiring stormwater drainage facilities. Although implementation of BMPs, required pursuant to the County's LID Ordinance would reduce impacts, the implementation of the BMPs would not be expected to reduce impacts resulting from the increase in impervious surface from the residential use of the property to below the level of significance.

As with the proposed initiative, Alternative 4 would result in **significant and unavoidable impacts** to utilities, as related to having sufficient water supplies available to serve the proposed initiative from existing entitlements and resources. The HDR Water Supply, Hydrology, and Water Quality Analysis Report demonstrates that historical building permit data in the area suggests that by 2035, significantly less than build-out is likely to occur. In the Case 1 scenario (184 homes per year), by 2035, for the average year there would still be a surplus of 13,378 AF. For the dry year, there would be a deficit of 47,953 AF, for the multiple dry years, a deficit of 4,487 AF. The potential exacerbation of water supply deficits during dry year scenarios is a significant impact requiring the consideration of mitigation measures.

As with the proposed initiative, Alternative 4 would result in **less than significant impacts** in relation to a determination by the wastewater treatment provider which serves or may serve the proposed initiative that it has adequate capacity to serve the proposed initiative's projected demand, in addition to the provider's existing commitments. An estimated 11.1 million gpd of wastewater could be generated with a build-out worst-case scenario; however, if all parcels are permitted to use OWTS, only an estimated 153,639 gallons per year (gpy) of additional wastewater could potentially enter the existing wastewater treatment facilities from wastewater that would enter the system every 3-5 years as a result of services full OWTS containment. The additional 153,639 gpy of wastewater that could potentially enter the existing water or wastewater treatment facilities would not be enough to overload the current capacity levels of the wastewater treatment facilities. Therefore, there is less than significant potential to overload the current capacity levels of the wastewater treatment facilities and require the construction of new water or wastewater treatment facilities.

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to utilities as related to being served by a landfill with sufficient permitted capacity to accommodate the proposed initiative's solid waste disposal needs. Based on an average of 3.02 tons of solid waste per year per household, the development of 3,680 single family residences over the 20 year planning period would result in 222,272 tons per year of solid waste potentially entering existing landfills, based on a reasonable worst-case development scenario. Conformance with regulatory measures would reduce and avoid impacts to exceeding landfill capacity, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 4 would result in **no impacts** in relation to complying with federal, State, and local statutes and regulation related to solid waste. Potential development within the proposed initiative study area would be required to comply with federal, State, and local statutes and regulations related to solid waste.

## *Energy*

As with the proposed initiative, Alternative 4 would result in significant and unavoidable impacts to energy related to energy conservation. Alternative 4 would have the same amount of development as the proposed initiative so the energy used operationally by the residential structures would remain unchanged. Because this alternative restricts impacts to a smaller geographic area, the truck trips would cover less distance and consume less fuel. However, the direct, indirect, and cumulative impacts of Alternative 4 would remain **significant and unavoidable**.

### **4.2.5 Alternative 5: Hauled Water Initiative for Parcels That Are 2.5 Net Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within a 12-Minute Response Time of a Fire Department Emergency Response Unit**

#### ***Objectives and Feasibility***

As shown in Table 4.1-2, Alternative 5 would be capable of meeting all of the objectives identified by Los Angeles County.

#### ***Construction Scenario***

Under Alternative 5, environmental impacts from construction would occur. The number of eligible parcels would be reduced by 31,866 parcels or 74 percent (by approximately 196,089 acres or 58 percent) throughout the proposed initiative study area. However, while parcels eligible for hauled water would be restricted to areas that are 2.5 net acres or greater in size, located within 200 feet of an existing road, and located within a 12-minute response time of emergency response time under this alternative, it is still estimated that there would be 3,680 building permits issued over the 20-year planning period. As a result, this alternative does not change the land disturbance estimate, or the construction scenario, but results in impacts being restricted to a smaller potential area.

#### ***Comparative Impacts***

##### *Aesthetics*

As with the proposed initiative, Alternative 5 would not be expected to result in **no impacts** to scenic vistas due to the limited visibility of parcels from designated scenic vistas. Alternative 5 would result in fewer impacts to aesthetics when compared to the proposed initiative. This alternative would reduce the number of eligible parcels by 31,866 parcels (approximately 74.3 percent) scattered throughout northern Los Angeles County, including 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; and 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 open space surrounding State-designated and County-designated scenic resources. As the proposed initiative study area under Alternative 5 would not include the parcels within the SR-2 and SR-39 scenic corridors and would only include three parcels visible within the SR-210 scenic corridor, it would be expected to result in fewer impacts to scenic resources within a State scenic highway compared to the proposed initiative. Implementation of **MM-AES-1** would be recommended. Impacts to scenic resources within a State scenic highway would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

Additionally, 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). As with the proposed initiative, measures to avoid or reduce impacts in regard to visual character are specified pursuant to County of Los Angeles Building and Safety Building Grading Guidelines, including conformance with the approved land use plan of the area and the applicable community standards district. Implementation of **MM-AES-1** would be recommended. Impacts to visual character and quality would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

As with the proposed initiative, this alternative would not be expected to result in significant impacts to nighttime light, and Alternative 5 would be expected to result in fewer significant impacts to daytime glare than the proposed initiative. Section 3.1, *Aesthetics*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-AES-1** would be recommended. Impacts to scenic resources within a State scenic highway, visual character and quality, and daytime glare would be expected to be **less than significant** after the incorporation of **MM-AES-1**.

#### *Air Quality*

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to air quality related to conflicting with applicable air quality plans even after implementation of **MM-AIR-1**. Alternative 5 would still be subject to the same air quality plans as the proposed initiative. While parcels would be restricted to parcels that are 2.5 net acres or greater in size, located within 200 feet of an existing road, and located within a 12-minute response time of emergency response unit, it does not change the building size estimate or land disturbance estimate. The construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels being developed are expected to be closer to an existing paved road. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips would travel a shorter distance. Fugitive dust should be reduced through this alternative, and there would be fewer impacts to air quality during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to air quality related to violating or contributing substantially to an air quality standard even after

implementation of **MM-AIR-1**. While parcels would be restricted to parcels that are 2.5 net acres or greater in size, located within 200 feet of an existing road, and located within a 12-minute response time of emergency response unit, it does not change the building size estimate or land disturbance estimate. The construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels being developed are expected to be closer to an existing paved road. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips would travel a shorter distance. Fugitive dust should be reduced through this alternative, and there would be fewer impacts to air quality during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to air quality related to a cumulatively considerable net increase of a pollutant that is in non-attainment even after implementation of **MM-AIR-1**. While parcels would be restricted to parcels that are 2.5 net acres or greater in size, located within 200 feet of an existing road, and located within a 12-minute response time of emergency response unit, it does not change the building size estimate or land disturbance estimate. The construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels being developed are expected to be closer to an existing paved road. The same number of parcels, 3,680, would be expected to be developed. For operations, passenger and water hauling truck trips would travel a shorter distance. Fugitive dust should be reduced through this alternative, and there would be fewer impacts to air quality during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to air quality related to sensitive receptors even after implementation of **MM-AIR-1**. Alternative 5 would develop the same number of parcels as the proposed initiative, but would narrow down the spatial possibility of the location of those developed parcels to 200 feet from an existing road and within a 12-minute response time of emergency response unit. Since the specific locations of the sensitive receptors would need to be evaluated on a project by project basis, the direct, indirect, and cumulative impacts of Alternative 5 would remain **less than significant**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to air quality related to objectionable odors even after implementation of **MM-AIR-1**. Alternative 5 would develop the same number of parcels as the proposed initiative, but would narrow down the spatial possibility of the location of those developed parcels to 200 feet from an existing road and within a 12-minute response time of emergency response unit. The potential to create objectionable odors would remain unchanged. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **less than significant**.

### *Biological Resources*

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to biological resources related to sensitive species. Alternative 5 would reduce the number of eligible parcels by 31,866 parcels (approximately 74.3 percent) scattered throughout northern Los Angeles County, and would still include parcels within habitats for sensitive species for which construction of a new single-family residence would have the potential to impact biological resources. While parcels smaller than 0.5 net acres would be eliminated under this alternative, it does not change the land disturbance estimate, or the construction scenario. It is still estimated that there will be 3,680 building permits issued over the 20-year planning period. Conformance with

regulatory measures would reduce and avoid impacts. Impacts to sensitive species afforded protection under federal and state statutes would be reduced to below the level of significance. Impacts to sensitive species not afforded protection under federal and state statutes would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to biological resources related to riparian or sensitive natural communities. Conformance with regulatory measures would reduce and avoid impacts. Impacts to riparian or sensitive natural communities under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would be reduced to below the level of significance. Impacts to riparian or sensitive natural communities not under the jurisdiction of CDFW or protected under Section 1600 of the State Fish and Game Code would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to biological resources related to federally protected wetlands. Conformance with regulatory measures would reduce and avoid impacts. Impacts to federally protected wetlands under the jurisdiction of USACOE pursuant to Section 404 of the Clean Water Act would be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **less than significant**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to wildlife movement, nursery sites or migratory corridors. Conformance with regulatory measures would reduce and avoid impacts. Impacts to nursery sites for native resident and migratory birds would be reduced to below the level of significance. Impacts to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to biological resources related to local policies and ordinances. Conformance with regulatory measures would reduce and avoid impacts. Conflicts with general plan goals and policies related to biological resources not afforded protection by federal, state, and local statutes and regulations would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to biological resources related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **less than significant**.

### *Cultural Resources*

As with the proposed initiative, Alternative 5 would result in comparable impact to historical resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by

approximately 74 percent (31,866 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of historical resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in comparable impact to archaeological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 74 percent (31,866 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of cultural archaeological would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in comparable impact to paleontological resources when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 74 percent (31,866 parcels scattered throughout northern Los Angeles County). While the potential construction impact is less the proposed initiative, impacts related to the disturbance and/or destruction of paleontological resources would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in comparable impact to human remains when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 74 percent (31,866 parcels scattered throughout northern Los Angeles County). As with the proposed initiative, measures to evaluate human remains encountered during construction, notify the appropriate descendants, and provide for repatriation of the humans remains are specified in the Native American Graves Protection and Repatriation Act of 1990; the Public Resources Code Section 5097.9 through 5097.991; California Native American Graves Protection and Repatriation Act of 2001; Health and Safety Code, Sections 7050 and 7052; and Penal Code. Section 622.5. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **less than significant**.

#### *Greenhouse Gas Emissions*

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to greenhouse gas emissions related to generating GHGs even after the implementation of **MM-GHG-1**. For construction, while the building size estimate and land disturbance estimate remain the same, the construction scenario will result in fewer off-road emissions by heavy-duty construction equipment, as the parcels anticipated to be developed are expected to be closer to an existing paved road. This alternative would result in reduced NOx and PM emissions during the construction phase of which NOx is an ozone precursor. For operations, passenger and water hauling truck trips are expected to remain the same, but would travel less miles on off-road surfaces. There would be fewer impacts to greenhouse gas emissions during construction compared to the proposed alternative. However, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to greenhouse gas emissions related to conflicting with any applicable plans, policies, or regulations even after the implementation of **MM-GHG-1**. Alternative 5 would still be subject to the same plan, policy, and/or regulation adopted for the purpose of reducing the emissions of

greenhouse gas emissions as the proposed initiative. This would include County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

### *Hydrology and Water Quality*

Alternative 5 would result in comparable impacts to hydrology and water quality when compared to the proposed initiative, as the same number of parcels would be expected to be developed. As with the proposed initiative, additional measures to avoid or reduce impacts in regard to water quality standards are specified pursuant to County of Los Angeles Building and Safety Division plan check and agency referral process and the Department of Regional Planning Site Plan Review Application.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to hydrology and water quality, as related to potential for violations of water quality standards. The study area is characterized by having minimal or no stormwater drainage facilities and County's LID ordinance does not require a specific reduction in pollutant discharges. Large areas of the proposed initiative study area not served by stormwater drainage, conveyance, or detention facilities. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to hydrology and water quality, as related to depletion of groundwater supplies. There would be a net deficit in the volume of the three groundwater basins. Antelope Valley Basin, Santa Clara River Basin, and Acton Valley Basin, or lowering the local groundwater table in the hauled water study area, constituting a significant impact. Antelope Valley Basin and Acton Valley Basin underlie the Antelope Valley-East Kern Water Agency (AVEK) service area and Santa Clara River Basin underlies the Castaic Lake Water Agency (CLWA) service area. In the Antelope Valley Basin, the groundwater is fully utilized and would not be able to support new groundwater wells. In the Santa Clara River Basin and Acton Valley Basin, the available groundwater is already accounted for by existing users. Water purveyors with existing groundwater wells can potentially increase their pumping amounts to supply water to the proposed initiative through contracts with other members that have pumping rights. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in erosion. A total of 6,567 parcels have blue-line drainages that are afforded protection pursuant to Section 404 of the Federal CWA and Section 1600 of the State Fish and Game Code, thus presenting the potential to substantially alter the existing drainage pattern in each of the seven subareas. Conformance with regulatory measures and implementation erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to hydrology and water quality, as related to altering the existing natural drainage that would result in flooding. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to substantially alter the existing drainage pattern. Standard NPDES requirements or BMPs would need to be employed to offset the increased runoff. Mitigation would reduce impacts to less than significant. Conformance with regulatory measures and implementation of erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, are typically required around construction areas to ensure that sediment is trapped and properly removed. When properly designed and implemented, these BMPs would ensure that short-term construction related water quality impacts would be **less than significant**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to hydrology and water quality as related to creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff. Construction of single-family residences throughout the proposed initiative area would increase impervious surfaces in each of the seven subareas and result in increased stormwater runoff. Stormwater drainage systems may be needed to divert stormwater flow from the properties. Approved BMPs in the County LID Standards Manual are required to reduce the increased pollutant loads, but are not required to treat a specific size storm or to retain all of a development's stormwater runoff and, thus would not mimic-predevelopment hydrologic conditions. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards; additionally, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that there can be no substantial increase in storm water velocities or quantity downstream of the structure therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to hydrology and water quality, as related to substantially degrade water quality. A total of 6,567 parcels are located within existing drainage areas, thus presenting the potential to degrade water quality. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to hydrology and water quality, as related to placement of housing within a 100-year flood hazard area. Approximately 13,502 of the 42,872 parcels are located in a FEMA flood hazard area. Based on the 2012 average single-family residence household size of 3.5 people in unincorporated Los Angeles County and a reasonable worst-case scenario of development of 3,680 parcels, up to 12,880 people would be at risk for living in a flood hazard zone, depending on where development occurred. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to hydrology and water quality, as related to placing within a 100-year flood hazard area structures that would impede or redirect flood flows. The proposed initiative study area would place

structures, including single-family residences and appurtenant structures such as roads, water towers, fences, garages, and outbuildings, within the 100-year Flood Hazard Area that would impede or redirect flood flows, constituting a significant impact. Several parts of the proposed initiative area are located in the boundaries of 100-year flood zones. However, through the Building and Safety drainage review process, the developer of the single-family residence must demonstrate that all buildings and structures have been designed to withstand a 100-year flood event. In addition, there can be no substantial increase in storm water velocities or quantity downstream of the structure. Therefore, impacts would be **less than significant**.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to hydrology and water quality, as related to exposing people or structures to a significant risk of loss, injury, or death as a result of the failure of a levee or dam. The proposed initiative study area would place some parcels downstream of such facilities, constituting a significant impact. The Castaic Reservoir is within the proposed initiative study area, and approximately 34 parcels are downslope from the Castaic Reservoir dam. Conformance with regulatory measures would reduce and avoid impacts to violations of water quality standards, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in **less than significant impacts** to hydrology and water quality, as related to exposing people or property to inundation by seiche, tsunami or mudflow.

#### *Land Use and Planning*

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to land use and planning, related to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Although the number of eligible parcels would be reduced, Alternative 1 would result in similar impacts with regard to conflict with the 2003 State of California Department of Public Health (CDPH) guidance letter to Counties in California recommending against the issuance of building permits for single-family residential development where hauled water was the only available source of potable water, and with the land use policies and regulations identified in Table 3.7.5-1. No feasible mitigation measures have been identified. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative on land use and planning with regard to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in less than significant impacts to land use and planning related to conflict with any applicable habitat conservation plan or natural community conservation plan. The consideration of mitigation measures is not required. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 would remain **less than significant**.

#### *Noise*

Alternative 5 would result in similar impacts to noise when compared to the proposed initiative. Although the number of eligible parcels would be reduced by 31,866 parcels or 74 percent by restricting parcels eligible for hauled water to areas that are 2.5 net acres or greater in size, located within 200 feet of an existing road, and located within a 12-minute response time of emergency

response time, it is still estimated that there would be 3,680 building permits issued over the 20-year planning period.

As with the proposed initiative, there would be significant impacts related to the exposure of persons to, or generations of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies whenever construction takes place within 251 feet of a sensitive receptor. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 5 to **less than significant**.

As with the proposed initiative, Alternative 5 would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

As with the proposed initiative, Alternative 5 would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

As with the proposed initiative, there would be significant impacts related to a substantial temporary or periodic increase in ambient noise levels in the vicinity above existing levels. However, compliance with the County of Los Angeles Noise Ordinance would be expected to reduce the direct, indirect, and cumulative impacts of Alternative 5 to **less than significant**.

As with the proposed initiative, Alternative 5 does not include parcels located within the 60 CNEL noise contours of the three public airports that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

As with the proposed initiative, Alternative 5 does not include parcels located within the 60 CNEL noise contours of the eight private airstrips that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

### *Population and Housing*

As with the proposed initiative, Alternative 5 would result in no impacts to population and housing in relation to inducing substantial population growth in an area either directly or indirectly. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

As with the proposed initiative, Alternative 5 would result in no impacts to population and housing related to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

### *Public Services*

Alternative 5 would result in fewer impacts to public services as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection when compared to the proposed initiative. Alternative 5 would restrict eligible parcels to those parcels that are already located within a 12-minute maximum emergency response time ratio from the existing fire stations in the area, therefore no longer requiring the construction, operation, and maintenance of additional fire protection services and facilities beyond the 34 existing LACFD fire

stations to adequately serve the subject parcels, in terms of the ability to house adequate staffing, and be located in a manner to respond within 12 minutes. This alternative would reduce the number of eligible parcels by 31,866 parcels (approximately 74.3 percent) scattered throughout northern Los Angeles County, including several remote 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, 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; and several parcels within the remote middle of the Angeles National Forest in the East San Gabriel Mountains subarea. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

Alternative 5 would result in fewer impacts to public services as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for police protection when compared to the proposed initiative. Alternative 5 would reduce the number of eligible parcels. Based on a service level standard of one officer per thousand residents, as described in the Safety Element of the Los Angeles County General Plan 2035 and Santa Clarita Valley Area Plan, Alternative 5 would likely result in the need for additional officers to service the seven subareas during the course of the 2015–2035 planning period. As existing Sheriff Department facilities are currently operating at or near capacity, this will require additional law enforcement resources including; patrol deputies, other sworn personnel, support personnel, and attendant assets to patrol in outlying areas in order to maintain acceptable service ratios, response times or other performance objectives within the seven existing County Sheriff's stations serving the subject parcels, but would not result in need for the expansion of existing facilities and /or the construction of new facilities. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

As with the proposed initiative, Alternative 3 would result in significant and unavoidable impacts comparable impacts to public services in regard to schools, parks, and other public facilities. Although the number of eligible parcels would be reduced, this alternative would be expected to induce the same worst-case scenario for population growth as the proposed initiative would be expected to result in growth of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water.

As with the proposed initiative, Alternative 1 is expected to result in significant impacts to schools as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in direct and indirect significant impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for parks. Alternative 5 would require 2.6 additional acres of local parkland per year, or an estimated 51.5 acres of local parks during the 2015–2035 planning horizon to meet the local park service ratio of four acres per 1,000 persons. Since the subject parcels would all be individually developed, there would be no Quimby Fees to support the

acquisition or development of local parklands. Quimby Fees can be required as subdivision conditions under state law (California Government Code Section 66477) to offset the need for new parks arising from new housing. As a result, the demand for up to 51.5 acres of local parkland that would likely result from the proposed initiative during the 2015–2035 planning horizon would not be met. This would be expected to result in significant impacts to the environment due to the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Section 3.11, *Recreation*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Implementation of **MM-REC-1** would be recommended. Impacts would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 is expected to result in significant impacts to other public facilities such as library facilities and hospitals as a result of substantial population growth in the unincorporated areas of northern Los Angeles County beyond those areas specified for growth by the adopted plans, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. Impacts would remain **significant and unavoidable**.

### *Recreation*

Alternative 5 would result in fewer impacts to recreation when compared to the proposed initiative in relation to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it would still require 51.5 additional acres of local parkland in areas that are currently deficient in local parkland, over an estimated 20-year planning period, to accommodate the increased use of existing neighborhood parks as a result of the overall population growth that would occur if the Hauled Water Initiative were adopted. This alternative would preserve more of the PCT trail corridor and preserve more open space surrounding existing developed areas that can be dedicated for recreation use (trail corridors and neighborhood parks) in the future by screening out parcels that are small in size, more remote, and less accessible to emergency response services. Although the number of eligible parcels would be reduced by 31,866 parcels (approximately 74.3 percent) scattered throughout northern Los Angeles County, including several parcels near PCT within the Lake Hughes/Gorman/West of Lancaster subarea and several parcels within the middle of the Angeles National Forest in the East San Gabriel Mountains subarea, this alternative would still be expected to induce the same reasonable worst-case scenario for population growth as the proposed initiative of approximately 12,880 persons during the 20-year planning horizon in the unincorporated areas of the northern portion of Los Angeles County by allowing properties that are not served by a private or public water purveyor or groundwater to be developed based on using hauled water. As with the proposed initiative, the induced population growth would exacerbate the deficiency of local parkland but not significantly impact the regional parks, which have a surplus of acreage in the area. As with the proposed initiative, implementation of **MM-REC-1** would be required, but impacts to recreation would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would also be expected to result in indirect significant impacts to recreation in regard to requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment in order to meet County goals for local parkland because it would indirectly require the construction or expansion of an estimated worst-case scenario of 51.5 acres of local parks, over an approximately 20-year period of time, that would have the potential to have an adverse physical effect on the environment. However, Alternative 5 would be expected to result in fewer adverse physical effects on the environment as a result of the construction or expansion of local parks because the eligible parcels

are located in more developed and less environmentally sensitive areas. As with the proposed initiative, implementation of **MM-REC-1** would be required, but impacts to recreation would remain **significant and unavoidable**.

#### *Traffic and Transportation*

As with the proposed initiative, Alternative 5 would result in less than significant impact to traffic and transportation related to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. This alternative would reduce the number of eligible parcels by approximately 74 percent (31,866 parcels scattered throughout northern Los Angeles County), but the number of building permits issued would be the same. These parcels would be in areas that are relatively more concentrated compared to the proposed project. As a result, there would be less vehicle miles traveled. While the potential congestion impact during construction would be lower than that for the proposed initiative, the direct and indirect impacts from occupancy of the single-family residences would remain. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

As with the proposed initiative, Alternative 5 would result in less than significant impact to traffic and transportation related to conflicting with an applicable congestion management program. This alternative would reduce the number of eligible parcels by approximately 74 percent (31,866 parcels scattered throughout northern Los Angeles County), but the number of building permits issued would be the same. These parcels would be in areas that are relatively more concentrated compared to the proposed project. As a result, there would be less vehicle miles traveled. While the potential construction impact is significantly less than for the proposed initiative, indirect impacts from related traffic would remain. Therefore, the direct, indirect, and cumulative impacts of Alternative 5 are **less than significant**.

#### *Utilities and Service Systems*

Alternative 5 would result in comparable impacts to utilities and service systems when compared to the proposed initiative, as it would result in the same number of parcels being developed, 3,680. This alternative would reduce the number of eligible parcels by approximately 74.3 percent (31,866 parcels scattered throughout northern Los Angeles County). However, it is anticipated that the same number of permits would be issued with a comparable level of impact on wastewater treatment and landfill facilities. Additionally, there would be comparable demand for water supplies available to serve the proposed initiative area. As with the proposed initiative, implementation of **MM-USS-1** would be recommended.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to utilities as related to exceeding wastewater treatment requirements established by the State Water Resources Control Board. It is anticipated that the proposed initiative study area would utilize individual OWTS, where effluent is usually disposed of through leach fields or septic tanks. In the case of septic tanks, settled solids are pumped out periodically (every three to five years) and hauled to a treatment facility for disposal. Therefore, there is potential for the operation of OWTS over the life of the proposed initiative to compromise groundwater and public health, or result in excessive density of OWTS. Conformance with regulatory measures and implementation of **MM-USS-1** would reduce and avoid impacts to exceeding wastewater treatment requirements, but impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in **less than significant impacts** to utilities, as related to the construction of new water or wastewater treatment facilities or expansion of facilities. A worst case scenario estimate of 30,368 gallons per year (gpy) (approximately 0.00008 million gallons per day [mgd]) of additional wastewater could potentially enter the existing wastewater treatment facilities. Therefore, there is no potential to overload the current capacity levels of the wastewater treatment facilities, and the construction of new water or wastewater treatment facilities would not be required.

As with the proposed initiative, Alternative 5 would result in **significant and unavoidable impacts** to utilities as related to the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. There are no existing stormwater drainage facilities in the proposed initiative study area. The construction of up to 3,680 additional single-family residences over the 20-year planning horizon would have the potential to increase impervious surface in each of the seven subareas and result in stormwater runoff requiring stormwater drainage facilities. Although implementation of BMPs, required pursuant to the County's LID Ordinance, would reduce impacts, the implementation of the BMPs would not be expected to reduce impacts resulting from the increase in impervious surface from the residential use of the property to below the level of significance.

As with the proposed initiative, Alternative 5 would result in **significant and unavoidable impacts** to utilities as related to having sufficient water supplies available to serve the proposed initiative from existing entitlements and resources. The HDR Water Supply, Hydrology, and Water Quality Analysis Report (Appendix K) demonstrates that historical building permit data in the area suggests that by 2035, significantly less than build-out is likely to occur. In the Case 1 scenario (184 homes per year), by 2035, for the average year there would still be a surplus of 13,378 AF. For the dry year, there would be a deficit of 47,953 AF, for the multiple dry years, a deficit of 4,487 AF. The potential exacerbation of water supply deficits during dry year scenarios is a significant impact requiring the consideration of mitigation measures.

As with the proposed initiative, Alternative 5 would result in **less than significant impacts** in relation to a determination by the wastewater treatment provider which serves or may serve the proposed initiative that it has adequate capacity to serve the proposed initiative's projected demand, in addition to the provider's existing commitments. An estimated 11.1 million gpd of wastewater could be generated with a build-out worst-case scenario; however, if all parcels are permitted to use OWTS, only an estimated 153,639 gallons per year (gpy) of additional wastewater could potentially enter the existing wastewater treatment facilities from wastewater that would enter the system every three to five years as a result of services full OWTS containment. The additional 153,639 gpy of wastewater that could potentially enter the existing water or wastewater treatment facilities would not be enough to overload the current capacity levels of the wastewater treatment facilities. Therefore, there is less than significant potential to overload the current capacity levels of the wastewater treatment facilities and require the construction of new water or wastewater treatment facilities.

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to utilities as related to being served by a landfill with sufficient permitted capacity to accommodate the proposed initiative's solid waste disposal needs. Based on an average of 3.02 tons of solid waste per year per household, the development of 3,680 single family residences over the 20 year planning period would result in 222,272 tons per year of solid waste potentially entering existing landfills, based on a reasonable worst-case development scenario. Conformance with regulatory measures would reduce and avoid impacts to exceeding landfill capacity, but

impacts would not be reduced to below the level of significance. Therefore, the direct, indirect, and cumulative impacts of the proposed initiative would remain **significant and unavoidable**.

As with the proposed initiative, Alternative 5 would result in **no impacts** in relation to complying with federal, State, and local statutes and regulation related to solid waste. Potential development within the proposed initiative study area would be required to comply with federal, State, and local statutes and regulations related to solid waste.

#### *Energy*

As with the proposed initiative, Alternative 5 would result in significant and unavoidable impacts to energy related to energy conservation. Alternative 5 would have the same amount of development as the proposed initiative so the energy used operationally by the residential structures would remain unchanged. Because this alternative restricts impacts to a smaller geographic area, the truck trips would cover less distance and consume less fuel. However, the direct, indirect, and cumulative impacts of Alternative 5 would remain **significant and unavoidable**.

### **4.2.6 Alternative 6: No Project (No Initiative) Alternative**

#### ***Objectives and Feasibility***

As shown in Table 4.1-2, the No Project Alternative would meet none of the objectives of the proposed initiative.

#### ***Construction Scenario***

Under the No Project Alternative, no construction of single-family residences meeting the proposed initiative criteria described below, would occur. Therefore, no environmental impacts would occur from the proposed initiative. The No Project Alternative would involve no preparation or adoption of an ordinance to implement 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 have access to a groundwater source. No potable water would be hauled to such 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. Population growth and the construction of single family homes would still occur. However, the construction of new homes as a result of population growth and economic demand would occur only if potable water can be provided by a water district if the parcel is within the boundaries of one, or if the parcel has access to a well that meets the production requirements of the County Health Department.

#### ***Comparative Impacts***

##### *Aesthetics*

The No Project Alternative would be expected to result in less than significant impacts to scenic vistas due to the limited visibility of parcels from designated scenic vistas.

The No Project Alternative would result in less than significant impacts to scenic resources within State scenic highway corridors. The No Project Alternative avoids potential impacts to aesthetics that could result from the implementation of the proposed initiative. Unlike the proposed initiative, this alternative would entail no potential to alter scenic resources within state scenic highways as the result of development, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to aesthetics.

The No Project Alternative would result in less than significant impacts to visual character or quality. The No Project Alternative avoids potential impacts to aesthetics that could result from the implementation of the proposed initiative. Unlike the proposed initiative, this alternative would entail no conversion of vacant land including grading, paving, construction, and operation, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to aesthetics.

The No Project Alternative would result in less than significant impacts to light or glare. The No Project Alternative avoids potential impacts to aesthetics that could result from the implementation of the proposed initiative. Unlike the proposed initiative, this alternative would entail no conversion of vacant land including grading, paving, construction, and operation that have the potential to increase daytime glare, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to aesthetics.

#### *Air Quality*

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to air quality related to conflicting with applicable air quality plans. The No Project Alternative would not require implementation of air quality mitigation measures required for the proposed initiative. The No Project Alternative would not require any grading or the use of construction equipment, and would not result in the operation of mobile or stationary facilities or equipment thus avoiding any potentially significant impacts to air quality from PM<sub>10</sub> emissions. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to air quality. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would be less than significant.

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to air quality related to violating or contributing substantially to an air quality standard. The No Project Alternative would not require implementation of air quality mitigation measures required for the proposed initiative. The No Project Alternative would not require any grading or the use of construction equipment, and would not result in the operation of mobile or stationary facilities or equipment thus avoiding any potentially significant impacts to air quality from PM<sub>10</sub> emissions. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to air quality. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would be less than significant.

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to air quality related to a cumulatively considerable net increase of a pollutant that is in non-attainment. The No Project Alternative would not require implementation of air quality mitigation measures required for the proposed initiative. The No Project Alternative would not

require any grading or the use of construction equipment, and would not result in the operation of mobile or stationary facilities or equipment thus avoiding any potentially significant impacts to air quality from PM<sub>10</sub> emissions. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to air quality. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would be less than significant.

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to air quality related to sensitive receptors. As no construction would be necessary, there would be no impact to sensitive receptors. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to air quality. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would remain less than significant.

As with the proposed initiative, the No Project Alternative would result in less than significant impacts to air quality related to objectionable odors. As no construction would be necessary, there would be no objectionable odors generated. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to air quality. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would remain less than significant.

### *Biological Resources*

The No Project Alternative avoids potential impacts to biological resources that could result from the implementation of the proposed initiative. Unlike the proposed initiative, the No Project Alternative would entail no conversion of vacant land including grading, paving, and construction, and implementation of mitigation measures would not be required. The No Project Alternative would not result in short- or long-term impacts to biological resources. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to biological resources.

### *Cultural Resources*

The No Project Alternative avoids potential impacts to cultural resources that could result from the implementation of the proposed initiative. Unlike the proposed initiative, the No Project Alternative would entail no conversion of vacant land including grading, paving, and construction, and implementation of mitigation measures would not be required. The No Project Alternative would not result in short- or long-term impacts to cultural resources. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to cultural resources.

### *Greenhouse Gas Emissions*

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to greenhouse gas emissions related to generating GHGs. The No Project Alternative would not require implementation of greenhouse gas emissions mitigation measures required for the proposed initiative. The No Project Alternative would not require any grading or the use of construction equipment, and would not result in the operation of mobile or stationary facilities or equipment thus avoiding any potentially significant impacts to greenhouse gas emissions. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to greenhouse gas emissions. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would be less than significant.

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to greenhouse gas emissions related to conflicting with any applicable plans, policies, or regulations. Since the No Project Alternative would not generate any GHG emissions, there are no applicable plans, policies, or regulations. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to greenhouse gas emissions. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative would be less than significant.

#### *Hydrology and Water Quality*

The No Project Alternative avoids impacts to hydrology and water quality that could result from the implementation of the proposed initiative. Section 3.6, *Hydrology and Water Quality*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Unlike the proposed initiative, the No Project Alternative would entail no conversion of vacant land including grading, paving, and construction, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to hydrology and water quality.

#### *Land Use and Planning*

The no project alternative avoids impacts to land use and planning from the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project that could result from the implementation of the proposed initiative. Under the No Project Alternative, no construction of single-family residences meeting the proposed initiative criteria would occur. The No Project Alternative would not involve the preparation or adoption of an ordinance to implement 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. No single-family residences would be permitted or constructed on properties that are not located within a water district or have access to a groundwater source. No potable water would be hauled to such 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. Population growth and the construction of single-family homes would still occur, but the construction of new homes as a result of population growth and economic demand would occur only if potable water can be provided by a water district if the parcel is within the boundaries of a water district, or if the parcel has access to a well that meets the production requirements of the County Health Department. The No Project Alternative would not result in conflicts with the land use policies and regulations identified in Table 3.7.5-1. Unlike the proposed initiative, the direct, indirect, and cumulative impacts of the No Project Alternative related to the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction of the project would be less than significant.

As with the proposed initiative, the No Project Alternative would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 1 are less than significant.

#### *Noise*

The No Project Alternative avoids impacts from noise that could result from the implementation of

the proposed initiative. Under the No Project Alternative, no construction of single-family residences meeting the proposed initiative criteria would occur. The No Project Alternative would not involve the preparation or adoption of an ordinance to implement 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. No single-family residences would be permitted or constructed on properties that are not located within a water district or have access to a groundwater source. No potable water would be hauled to such 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. Population growth and the construction of single-family homes would still occur, but the construction of new homes as a result of population growth and economic demand would occur only if potable water can be provided by a water district if the parcel is within the boundaries of a water district, or if the parcel has access to a well that meets the production requirements of the County Health Department. The No Project Alternative would not result in short- or long-term impacts to noise. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to noise.

Unlike the proposed initiative, the direct, indirect, and cumulative impacts of the No Project Alternative related to the exposure of persons to, or generations of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would be less than significant.

As with the proposed initiative, Alternative 6 would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 6 are less than significant.

As with the proposed initiative, Alternative 6 would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels. Therefore, the direct, indirect, and cumulative impacts of Alternative 6 are less than significant.

Unlike the proposed initiative, the direct, indirect, and cumulative impacts of the No Project Alternative related to a substantial temporary or periodic increase in ambient noise levels in the vicinity above existing levels would be less than significant.

As with the proposed initiative, Alternative 6 does not include parcels located within the 60 CNEL noise contours of the three public airports that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 6 are less than significant.

As with the proposed initiative, Alternative 6 does not include parcels located within the 60 CNEL noise contours of the eight private airstrips that are within a two-mile radius. Therefore, the direct, indirect, and cumulative impacts of Alternative 6 are less than significant.

### *Population and Housing*

As with the proposed initiative, the No Project Alternative would result in no impacts to population and housing in relation to inducing substantial population growth in an area either directly or indirectly. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative are less than significant.

As with the proposed initiative, the No Project Alternative would result in no impacts to population and housing related to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative are less than significant.

### *Public Services*

The No Project Alternative avoids potential impacts to public services that could result from the implementation of the proposed initiative. Section 3.10, *Public Services*, of this EIR provides mitigation for public services impacts that would occur as a result of the proposed initiative. Unlike the proposed initiative, this alternative would create no net increase in population or the associated increased strain on public services, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to public services.

Unlike the proposed initiative, the No Project Alternative would avoid direct and indirect impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for fire protection and would be less than significant.

Unlike the proposed initiative, the No Project Alternative would avoid direct and indirect impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for police protection and would be less than significant.

Unlike the proposed initiative, the No Project Alternative would avoid direct and indirect impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for schools and would be less than significant.

Unlike the proposed initiative, the No Project Alternative would avoid direct and indirect impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for parks and would be less than significant.

Unlike the proposed initiative, the No Project Alternative would avoid direct and indirect impacts as a result of the provision of new or expanded public service facilities in order to maintain acceptable service ratios for other public facilities such as library facilities and hospitals and would be less than significant.

### *Recreation*

The No Project Alternative would result in less than significant impacts in regard to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because it would create no net increase in population or the associated increased strain on local recreation facilities, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to recreation.

The No Project Alternative would result in less than significant impacts in regard to requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment in order to meet County goals for local parkland. The No Project Alternative avoids potential impacts to recreation that could result from the implementation of the proposed initiative.

Unlike the proposed initiative, this alternative would create no net increase in population or the associated increased strain on local recreation facilities, and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to recreation.

#### *Traffic and Transportation*

Unlike the proposed initiative, the No Project Alternative would avoid impacts to traffic and transportation related to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to transportation and circulation. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative are less than significant.

Unlike the proposed initiative, the No Project Alternative would avoid impacts to traffic and transportation related to conflicting with an applicable congestion management program. Mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to transportation and circulation. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative are less than significant.

#### *Utilities and Service Systems*

The No Project Alternative avoids potential impacts to utilities and service systems that could result from the implementation of the proposed initiative. Section 3.13, *Utilities and Service Systems*, of this EIR provides mitigation for short- and long-term construction and operation impacts that would occur as a result of the proposed initiative. Unlike the proposed initiative, this alternative would entail no grading (excavation and fill), modification of existing structures, or construction of new structures and implementation of the mitigation measures would not be required. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to utilities and service systems.

#### *Energy*

Unlike the proposed initiative, the No Project Alternative would result in less than significant impacts to Energy relating to energy conservation. Because the No Project Alternative would not build any new residential structures, there would be no residential energy consumption and no need for any water haul trips as a result of this alternative. The No Project Alternative would be preferable to the proposed initiative when considering only potential impacts to energy. Therefore, the direct, indirect, and cumulative impacts of the No Project Alternative are less than significant.

### **4.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

The No Project Alternative is the environmentally superior alternative. Pursuant to Section 15126.6(e)(2) of the State CEQA Guidelines, if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the feasible action alternatives. Of the feasible action alternatives, Alternative 5 is the environmentally superior alternative.