



## NOTICE OF PREPARATION

June 7, 2019

**To:** Distribution List

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Placerita Meadows Development Project – Master Case No. 16-234

**Lead Agency:**

**Consulting Firm:**

**Agency Name:** City of Santa Clarita  
**Street Address:** 23920 Valencia Boulevard, Suite 302  
**City/State/Zip:** Santa Clarita, CA 91355  
**Contact:** Mike Marshall, Associate Planner  
**Telephone:** (661) 286-4045

**Name:** Michael Baker International  
**Street Address:** 3760 Kilroy Airport Way, Suite 270  
**City/State/Zip:** Long Beach, CA 90806  
**Contact:** Randy Nichols, EIR Project Manager  
**Telephone:** (562) 200-7168

The City of Santa Clarita will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Placerita Meadows Development project, as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065. The purpose of the EIR is to “identify the significant effects of a project on the environment, to identify alternatives to the proposed project, and to indicate the manner in which significant environmental effects can be mitigated or avoided” (Public Resources Code 21002.1(a)).

A description of the project, as well as a listing of the environmental topics that are to be analyzed in the EIR, is provided in this Notice of Preparation (NOP). We are requesting your recommendations as to the scope and content of the environmental information to be included in the EIR. If you are a government agency, please highlight those issues that are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

**SCOPING MEETING:** Pursuant to Section 21083.9 of the Public Resources Code, a scoping meeting will be held for the general public and responsible and trustee agencies. The purpose of the scoping meeting is to learn about the proposed project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the EIR. The date, time, and location of the scoping meeting is shown below.

**Scoping Meeting Date**

Thursday, June 27

**Scoping Meeting Time**

6:00 PM

**Scoping Meeting Location**

Century Conference Room  
Santa Clarita City Hall  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

**PUBLIC REVIEW PERIOD:** A 30-day public review period for submitting comments on the scope of the EIR is:

**Starting Date: June 10, 2019**

**Ending Date: July 9, 2019**

All comments need to be mailed or submitted no later than 5 p.m. on July 9, 2019. Please send your response, including your name, address, and concerns, to:

Mike Marshall, Associate Planner  
City of Santa Clarita  
Community Development Department, Planning Division  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

Or via email to:  
MMARSHALL@santa-clarita.com

A copy of the NOP describing the project and the project's potential environmental effects is also available at the following locations:

- City of Santa Clarita, City Clerk's Office, Suite 120, 23920 Valencia Boulevard, Santa Clarita, California 91355
- Valencia Branch of Santa Clarita Public Library, 23743 W. Valencia Boulevard, Santa Clarita, California 91355
- The City's website: <https://www.santa-clarita.com/city-hall/departments/community-development/planning>

**PROJECT TITLE:** Placerita Meadows Development Project – Master Case No. 16-234

**PROJECT APPLICANT:** Newhall Development Partners

**PROJECT DESCRIPTION:** The proposed project would develop 310 two-story, single-family, detached homes, with related infrastructure, open space, trails, recreation, and landscape elements, on approximately 93.56 acres of land in the Placerita Canyon area of Santa Clarita, CA. The residential lot sizes would range in size from 2,500 to 4,500 square feet. Homes would be clustered in three neighborhoods within a rectangular area comprising a majority of the project site, bordered by Railroad Avenue on the west, 12<sup>th</sup> and 13<sup>th</sup> Streets on the south, a Metropolitan Water District easement on the east, and Placerita Creek on the north. Several mature oak trees located within the proposed development area would be preserved in place, in accordance with City regulations. Approximately 38 acres of land in the northern portion of the project site will remain open space with the opportunity for hiking and equestrian trail connections in the Placerita Creek area. The proposed project would be located approximately one-half mile from the Jan Heidt Metrolink Station and the Newhall Community Center.

Primary vehicle access would be at the intersection of Railroad Avenue and 13<sup>th</sup> Street. Additional access would be provided from a new internal street connecting to 12<sup>th</sup> Street, and from a reconfigured intersection of Placerita Canyon Road/12<sup>th</sup> Street/Arch Street, as shown in the proposed Site Plan exhibit. This intersection design will accommodate a future connection to Dockweiler Avenue, which is planned

to be extended to this point in the indefinite future. The existing at-grade railroad crossing at 13<sup>th</sup> Street would be retained and improved with an enhanced pedestrian crossing, connecting to downtown Newhall and to existing bicycle lanes along Railroad Avenue. Access to future residential and recreational land uses would be provided by proposed internal private streets.

Figure 3 - Site Plan illustrates the proposed development concept.

In order to implement the project, the following City approvals would be required:

- Tentative Tract Map to create lots for individual homes and lots for common areas, private streets, and recreational areas;
- Conditional Use Permit for development in a Planned Development Overlay and cluster development;
- Development Review for the physical layout of the proposed site plan;
- Minor Use Permit to permit a floor area ratio (FAR) of less than 0.2 in the Mixed Use Neighborhood (MX-N) zone; and
- Oak Tree Permit to protect existing mature oak trees on the project site.

**PROJECT LOCATION AND SETTING:** As shown in Figure 1 – Regional Location Map, the project site lies roughly in the center of Santa Clarita, in the Placerita Canyon community, almost equidistant from the Santa Clara River, Interstate 5 (I-5), and the Antelope Valley Freeway (State Route 14). As shown in Figure 2 – Project Location Map, the project site is east of Railroad Avenue, north of 12<sup>th</sup> and 13<sup>th</sup> Streets, and south of a linear open space area that borders a row of deep, developed residential lots along Alderbrook Drive. Open spaces along Placerita Creek are located to the north; the Placerita Canyon residential/equestrian community lies to the east; a mixture of commercial, storage, and automotive businesses are located to the south; and a mixture of commercial uses and a mobile home park are located to the west. The site is currently vacant and shows signs of extensive past disturbance, such as a mostly cleared ground surface and unpaved and paved pathways.

The majority of the project site is designated in the Santa Clarita General Plan Land Use Element and on the official Zoning Map as MX-N (Mixed Use – Neighborhood), which are areas that integrate residential uses with complementary commercial services and are designed in consideration of surrounding development patterns, such as proximity to public transit. The MX-N zone requires a density range between 6 and 18 dwelling units per acre, with a minimum FAR of 0.2 and a maximum FAR of 0.5 for any non-residential development, and building heights not exceeding 50 feet. The northern portion of the project site, which encompasses a portion of Placerita Creek, is zoned NU5 (Non Urban 5). Further, the entire site is within a 100-year floodplain and lies within the extensive Santa Clara River Valley Groundwater Basin.

**EXISTING CONDITIONS:** The project site is a relatively flat, mostly rectangular-shaped and contiguous piece of undeveloped land that has been cleared of the majority of its natural vegetation. The site contains several clusters of trees, including some mature oak trees, which are protected by City ordinance. A single set of railroad tracks forms the western boundary, creating a narrow strip of partially developed land between the tracks and Railroad Avenue. A narrow, incised drainage path cuts diagonally across the southwestern corner and follows the edge of the railroad tracks along the western boundary. The project site's northern portion is vacant, is transited by a portion of Placerita Creek, and is characterized by creek bed habitat and native vegetation interspersed with off-road vehicle paths. A drainage course meanders

along the eastern edge, flowing into Placerita Creek.

The Los Angeles County Assessor Parcel Numbers for the properties comprising the project site are displayed in Table 1.

**TABLE 1**  
**LOS ANGELES COUNTY ASSESSOR PARCEL NUMBERS**

Assessor Parcel Number (APN)	Assessor Parcel Number (APN)
2834-001-007	2834-001-012 (-015)
2834-002-046	2834-003-044
2834-004-045	2834-005-041
2834-006-041	2834-007-045
2834-008-039	2834-010-043
2834-011-021	2834-012-023
2834-013-041	2834-014-043
2834-015-021	2834-016-041
2834-017-021	2734-020-111
2834-020-114	2834-021-134
2734-022-067	

**Enclosures:**

Figure 1 – Regional Location Map

Figure 2 – Project Location Map

Figure 3 – Site Plan

**ENVIRONMENTAL EFFECTS IDENTIFIED FOR FURTHER ANALYSIS:** Based on a preliminary environmental assessment, it is apparent that the project could result in a number of potentially significant impacts on the environment. Accordingly, an EIR will be prepared to evaluate the potential impacts in greater detail. This determination is based upon the criteria of the CEQA Guidelines, Section 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project; identify possible ways to minimize the significant effects; and describe and analyze possible alternatives to the proposed project that could avoid or reduce one or more of these negative effects. The topics to be discussed in the EIR include the following:

- AESTHETICS:** The proposed project would result in alterations to the visual character and quality of the existing undeveloped, albeit disturbed, land by converting this open area to a compact, low-scale, and fairly dense urban residential community. Views of the proposed residential community would be available to motorists traveling on Railroad Avenue, 12<sup>th</sup> Street, 13<sup>th</sup> Street, and Arch Street, as well as to surrounding uses to the east, west and south. Therefore, the EIR will evaluate the project’s effects on scenic vistas and aesthetic character and quality of the area. Further, the EIR will evaluate whether the project would conflict with the City’s planning policies and/or zoning regulations governing scenic quality and whether the project would create new sources of light or glare that could result in significant adverse effects. Measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR, if necessary.

- AIR QUALITY:** The proposed project is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The project would generate air pollutants during both construction and operation. Construction of the project would include site clearance, excavation and grading, hauling of materials, and building construction, all of which would generate dust and equipment exhaust. In the long term, habitation of the proposed residential development would increase vehicular travel to and from the site and in the surrounding area, thus increasing tailpipe emissions. Other activities typically associated with a residential community could also generate air pollutant emissions, such as outdoor landscaping and building maintenance, and indirectly, from emissions at distant power generation plants that supply the electricity that would be consumed in the homes and used for outdoor lighting. The EIR will quantify the project's construction and operation emissions and compare the project's emissions to the SCAQMD's regional and localized thresholds of significance. Project consistency with the SCAQMD regional Air Quality Management Plan will also be assessed. If air quality impacts are deemed to be potentially significant, the EIR will identify mitigation measures to prevent or mitigate such impacts to less than significant levels.
- BIOLOGICAL RESOURCES:** The proposed project site has been heavily disturbed by previous uses; however, because the project site contains vacant land, including riparian habitat associated with Placerita Creek in the northern portion of the site, there is potential for it to support a variety of biological resources, including habitat for rare or special status plants or wildlife species in similar habitats. Examples of sensitive species known to occur generally in the Santa Clarita Valley include: least Bell's vireo (*Vireo Bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), coastal California gnatcatcher (*Polioptila californica californica*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), arroyo toad (*Anaxyrus californicus*), Santa Ana sucker (*Catostomus santaanae*), Nevin's barberry (*Berberis nevinii*), San Fernando Valley spineflower (*Chorizanthe parryi var. fernandia*), and slender-horned spineflower (*Dodecahema leptoceras*). As such, biological surveys will be conducted and the EIR will analyze effects of the project's land alterations and subsequent effects from a developed residential community on endangered and protected species; wetland, riparian, and other sensitive habitat; the movement of native or migratory fish and wildlife; and jurisdictional waters defined in Section 404 of the Clean Water Act. The EIR will also include an oak tree survey and report to assess impacts of the proposed project's construction and operation on protected oak trees on the property. Measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR, if necessary.
- CULTURAL RESOURCES:** Because the project would involve earth moving, there is a potential to disturb or damage potentially important archaeological resources that may lie within proposed excavation areas. Accordingly, the EIR will include cultural resources investigations to determine whether any such resources have been documented on or in the vicinity of the project site. Further, the EIR will determine the historic and archaeological context of the site and will estimate the prospects of finding historic or archaeological artifacts during construction. Measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR, if necessary.

- **ENERGY:** The EIR will include an analysis of the anticipated energy usage associated with construction and operation of the project site, including electricity, petroleum fuels, and natural gas. The analysis will determine if consumption of these energy resources would be inefficient, wasteful, or unnecessary, or whether the project's energy consumption characteristics would conflict with adopted plans and programs aimed at fostering energy efficiency and use of renewable forms of energy. Measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR, if necessary.
- **GEOLOGY AND SOILS:** The EIR will include geotechnical investigation of the project site, evaluating whether the project's construction or operation would directly or indirectly cause potential substantial adverse effects involving seismic ground shaking, rupture of a known earthquake fault, or seismic-related ground failure, such as liquefaction, subsidence, or landslides. Further, the EIR will evaluate whether grading associated with the proposed project could result in substantial soil erosion or whether the proposed project would be located on unstable or expansive soils. Finally, the EIR will analyze the geologic structure of the project site to determine if the proposed grading plan could disturb any unique geologic features or paleontological resources, such as fossils. Measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR, if necessary.
- **GREENHOUSE GAS (GHG) EMISSIONS:** California is a world leader in developing regulations and supporting new technologies to reduce the levels of GHG emissions that contribute to global climate change, which is predicted to result in a variety of serious environmental changes in the next 30-100 years. As such, the CEQA Guidelines were amended several years ago to require an assessment of GHG emissions and potential environmental consequences, for discretionary projects subject to review under CEQA. The project would generate GHG emissions during construction and operation activities. GHG emissions would primarily result from construction equipment exhaust; increase in vehicle trips to and from the developed residential community; and consumption of natural gas and electrical energy. The project's GHG footprint will be quantified by primary sources, in accordance with current industry standards for metrics and reporting. The EIR will evaluate the environmental consequences of the project's GHG impacts in consideration of Assembly Bill 32, the Southern California Association of Governments' 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, the City of Santa Clarita's Climate Action Plan and sustainability goals and policies, and guidance provided by the California Air Resources Board and SCAQMD. Measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR, if necessary.
- **HAZARDS AND HAZARDOUS MATERIALS:** The proposed project site is currently vacant; however, it shows signs of past disturbance. As such, the EIR will examine the potential for site contamination from prior land uses and whether the project site is included as a hazardous materials site pursuant to Government Code Section 65962.5. Further, the potential for public exposure to hazardous materials through routine transport, use, or disposal of hazardous materials or through foreseeable upset or accident conditions through release of hazardous materials will be evaluated in the EIR. The EIR will also determine whether the proposed project would interfere with an adopted emergency response or evacuation plan and whether the project would expose people or structures to risk of loss, injury, or death involving wildland fires. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.

- **HYDROLOGY AND WATER QUALITY:** The project site is between Placerita Creek and Newhall Creek, which join with Lyon Canyon and Pico Canyon to form the South Fork of the Santa Clara River within one-half mile of the project site. Due to the project's location, there are several key hydrology and water quality issues in the project site that must be addressed in the EIR. The most significant issue is the presence of a large FEMA Zone A floodplain associated with adjacent Placerita Creek, which covers the entire proposed development area and extends north, ending at the base of the hilly terrain north of Placerita Creek. Therefore, it is critical that the EIR address floodplain impacts.

From a water quality perspective, the City of Santa Clarita and the project site are subject to the National Pollutant Discharge Elimination System MS4 Order No. R4-2012-0175 and require post-construction best management practices as listed in the Los Angeles County Low Impact Development Standards Manual. There are Santa Clara River reaches below the project site that are listed on the Regional Board 303(d) list as having water quality impairments, as well as several total maximum daily loads that have been developed by the Regional Water Quality Control Board and the US Environmental Protection Agency. The project site is adjacent to a future off-river spreading grounds project identified in the Integrated Regional Water Management Plan for Upper Santa Clara River.

The proposed project would change the site through construction grading and by adding impermeable surfaces and urban land uses that would alter hydrological patterns and introduce new sources of water pollutants in site runoff. There is the potential for water pollutants to be generated in the short term during construction activities and in the long term due to the permanent changes to the site. The EIR will analyze construction- and operation-related water quality impacts and will include analysis of the project's stormwater pollution prevention program, hydrology study, and the low-impact development plan. The EIR will also evaluate whether the landform modifications and construction of impervious surfaces would alter groundwater recharge, thus affecting area groundwater wells or maintenance of groundwater basin objectives, and whether the proposed development would induce or worsen on- or off-site erosion or flooding. This will include an evaluation of the project's runoff characteristics and stormwater drainage plan, as well as an evaluation of the ability of the municipal storm drain system to accommodate the projected flows associated with the project. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.

- **NOISE:** Construction and operation of the project would generate noise and vibration sources on and near the project site. Short-term construction noise, as well as groundborne vibrations, would result from the use of construction equipment, construction procedures, and haul trucks traveling to and from the project site. Operational noise would primarily result from habitation of the residential community, use of the community trails, and project-related traffic. Sensitive receptors are located east (single-family homes along Alderbrook Drive), west (the mobile home park across Railroad Avenue), and north (single-family homes along Heather Vale Street and Rolling Greens Way). The EIR will evaluate short-term and long-term noise and vibration impacts from the construction and operation of the project and will determine if ambient noise levels in the project vicinity would increase in excess of the City's established noise standards. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.

- **PUBLIC SERVICES:** The proposed residential community of 300-325 homes and related site improvements would generate an increase in population in the Placerita Canyon area, which would create a demand for public services. Such public services include Fire Department services to protect the new homes from fire events and provide emergency medical response; Sheriff's Department services to address criminal activity and property crimes; public educational services to accommodate students living in the community at local elementary, middle, and high schools; and recreational services through park space for community residents. The project's residents could also increase demand for local library and other government facilities and resources. The EIR will evaluate the project's potential impacts on local education, parks/recreation resources, and possibly other governmental facilities, and will determine whether the Los Angeles County's Fire Department and Sheriff's Department would have the capacity to maintain acceptable levels of service in the area if the project were to be implemented. The focus of these analyses will be to determine whether any new public facilities would need to be constructed to provide/maintain desired levels of service, and whether such construction could result in adverse environmental effects. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.
- **TRANSPORTATION:** The proposed residential development would increase vehicle trips to and from the project site. The volume and distribution of this traffic will be determined through preparation of a detailed traffic impact analysis (TIA), which will be included in the EIR. This analysis will determine trip generation and circulation associated with the project and analyze level of service impacts at a number of intersections that would be impacted by the project's traffic, for near-term and long-term conditions. Assessment of impacts will consider future modifications to the surrounding circulation network such as an extension of Lyons Avenue across Railroad Avenue to connect to a planned Dockweiler Drive extension, which would provide a new primary entrance to The Master's University campus and a critical connection between Sierra Highway and Lyons Avenue. The proposed project may include some off-site street improvements that would facilitate better connections to such future circulation network changes. The TIA will also consider the project's proximity to public transit, such as the Jan Heidt Metrolink Station, and how that will affect traffic impacts as well as how the project might affect ridership at that station. The EIR will also determine whether design of the proposed residential neighborhood would create geometric design hazards at entrance and exit intersections and whether the property has sufficient emergency vehicle access. Project impacts will be assessed with respect to potential conflicts with adopted plans or programs involving transit, pedestrian, and bicycle modes of travel. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.
- **TRIBAL CULTURAL RESOURCES:** Because the project would involve earth moving, there is a potential to disturb or damage potentially important tribal cultural resources that may lie within proposed excavation areas. Therefore, pursuant to Sections 21080.3.1 and 21080.3.2 of the CEQA Statute, the EIR will conduct a records search at the regional information center to determine whether there are any records of historic resources containing tribal cultural resources that have been found on or near the project site. The City will also notify and (if requested) consult with Native American tribes who have expressed interest in project consultation with the City of Santa Clarita. If the Native American tribe(s) request consultation and if potentially significant impacts to tribal cultural resources are determined to be possible, the EIR will incorporate any mitigation measures developed in consultation with the tribe(s) to prevent or mitigate such impacts to less than significant levels.

- **UTILITIES AND SERVICE SYSTEMS:** The project would generate a substantial increase in water demand and wastewater generation as compared to the existing undeveloped conditions. The EIR will determine whether water, wastewater, natural gas, electricity, and telecommunications infrastructure is sufficient to meet the demands of the proposed project. If new or relocated infrastructure is required to address the increase in water, wastewater, natural gas, electricity, or telecommunications demand associated with the proposed project, the EIR will evaluate the impacts associated with the required new, expanded, or relocated infrastructure. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.
- **WILDFIRE:** The Santa Clarita Valley is susceptible to wildland fires because of its hilly terrain; dry, hot, and sometimes windy weather conditions; and the presence of flammable vegetation, particularly in more remote areas with limited vehicular access and no water infrastructure. The northern portion of the project site, which contains the Placerita Creek bed and is characterized by native and nonnative vegetation, is located within a Very High Fire Hazard Severity Zone (VHFHSZ)/Local Responsibility Area, where fire protection is the responsibility of the Los Angeles County Fire Department. Hilly, undeveloped terrain is located farther north of the project site, some distance beyond Placerita Creek, which may be susceptible to wildfire that could spread toward the project site under the right weather conditions. Pursuant to Section 4908.1 of the Los Angeles County Fire Code (Title 32), the proposed project is required to develop a Fuel Modification Plan (FMP), which is reviewed by Los Angeles County Fire Department and enforced through the City of Santa Clarita's building permit process. The FMP, along with other structural measures that are required to build new homes in VHFHSZs, will be identified in the EIR. The EIR will evaluate the effectiveness of the proposed FMP and any other proposed measures to reduce wildfire risks, with respect to the local conditions that are conducive to wildfires and the availability of fire response resources and evacuation routes. Further, the EIR will evaluate whether the proposed project design could exacerbate wildfire hazards, if the project would conflict with an adopted emergency response or evacuation plan, and whether the project would expose people to significant risks associated with wildfires, such as wildfire air pollutants. Finally, the EIR will assess the potential for exposing people or structures to risks of flooding and landslides associated with post-fire slope instability, runoff, or changes in project area drainage courses. If necessary, measures to prevent or mitigate potentially significant impacts to less than significant levels will be developed and described in the EIR.

#### Other Required EIR Topics

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

- Cumulative Effects
- Growth Inducing Effects
- Significant Irreversible Environmental Changes
- Alternatives

### **Effects Found Not to be Significant**

Based on the project's environmental setting and development characteristics, it is determined that the following types of impacts would not occur or would be less than significant. Therefore, no further analysis of these impacts is warranted.

- **Aesthetics – Alteration of Views From a Scenic Highway**

The closest officially designated state scenic highway is part of the Angeles Crest Scenic Byway, State Highway 2, from near La Cañada-Flintridge north to the San Bernardino County line. This state scenic highway is more than 30 miles from the project site. State Route 110, Arroyo Seco Historic Parkway, between milepost 25.7 and 31.9 in Los Angeles, is more than 35 miles from the project site. The significant distances and the mountainous terrain within the Santa Clarita Valley make it unlikely that the proposed project would be visible from a state scenic highway. The Conservation and Open Space Element of the City's General Plan does not identify a scenic route or highway in the area. As such, the proposed project would not adversely affect the viewshed from a state scenic highway or a locally designated scenic route.

- **Agriculture and Forestry Resources**

The proposed project site is not in an area of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Farmland of Local Potential, or Grazing Land as identified by the California Department of Conservation's California Important Farmland Finder. Further, Santa Clarita does not have any Williamson Act contract land or agriculturally zoned areas within the project site. Based on field surveys, the project site does not contain any tree stands that are extensive enough to constitute a forest or timber resource. As such, the proposed project would not convert agricultural or forest land to other land uses, no prime farmland would be removed, and the project would not conflict with an agricultural or timber preservation zone. Therefore, the project would have no impact on agricultural or forestry resources and no further analysis is warranted in the EIR.

- **Biological Resources**

There are no habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans in the City of Santa Clarita. Therefore, the proposed project would not conflict with any habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan and no further analysis is warranted in the EIR.

- **Geology and Soils**

All wastewater generated by the proposed project would be discharged into the City of Santa Clarita municipal sewer system. As such, no septic systems or other soil-based wastewater disposal systems would be necessary as part of the proposed project. Therefore, the proposed project would have no impact related to soils incapable of supporting the use of septic tanks and no further analysis of this topic is warranted in the EIR.

- **Hazards and Hazardous Materials**

There are no public or private airports within 2 miles of the proposed project and the project site is not within an airport land use plan. The nearest public airport is Van Nuys Airport, which is approximately 12 miles south of the project site. The nearest private airport is Whiteman

Airport, which is 10 miles south of the project site, located at the corner of Osborne Street and San Fernando Road in Los Angeles. Given the distance between these airports and the project site, the project would not result in a safety hazard or an excessive noise hazard for people residing or working in the project area. Therefore, the proposed project would have no associated impacts and further analysis is not warranted in the EIR.

- Land Use and Planning

The project site is predominantly vacant with no existing vehicular access to or across the project site. Open spaces along Placerita Creek are located north of the project site; the Placerita Canyon residential/equestrian community lies to the east; a mixture of commercial, storage, and automotive businesses are located to the south; and a mixture of commercial uses and a mobile home park are located to the west. The proposed project would not result in construction of a linear feature, such as railroad tracks, a flood control channel, or a major roadway, or the removal of a means of access that would result in a physical division of an established community. Further, the Santa Clarita General Plan Conservation and Open Space Element does not identify any land use restrictions for the project site that would require conservation of the site for purposes of protecting wildlife habitat or other natural resources, or for avoidance of environmental hazards. The project site is not within an area where special land use policies or zoning standards have been created for the purpose of avoiding or mitigating environmental effects, nor is it within a local coastal program. As such, the project would not divide an established community, nor would it conflict with an applicable land use plan, policy, or regulation established for the purpose of avoiding or mitigating an environmental effect. No further analysis is warranted in the EIR.

- Mineral Resources

The project site is not within an existing Mineral Extraction Area, or a Mineral Resource Zone, as identified on the City of Santa Clarita General Plan Conservation and Open Space Element's Exhibit CO-2 ("Mineral Resources"). According to the City's General Plan, as well as the California Division of Oil, Gas, and Geothermal Resources' Well Finder database, there are no producing, idle, or abandoned oil or natural gas wells, or any other types of mineral extraction activities within the project site. Further, the project site is governed by the provisions of the MX-N and NU5 zones, neither of which permit mineral recovery uses. As such, the project would have no impact on the availability of a known resource of value to the region or the state and no further analysis is warranted in the EIR.

- Noise

As stated above, there are no public or private airports within 2 miles of the proposed project site and the site is not within an airport land use plan. Given the distance between the nearest airports (identified above) and the project site, the project would not expose people residing or working in the project area to excessive noise levels resulting from air traffic. Therefore, the proposed project would have no associated impacts and further analysis is not warranted in the EIR.

- Transportation

As of July 1, 2020, traffic impact analyses prepared in accordance with CEQA will be required to determine if a proposed project would conflict with CEQA Guidelines Section 15064.3(b).

This section outlines criteria for analyzing transportation impacts using vehicle miles traveled (VMT) as the measure of transportation impact, which is generally defined as the amount and the distance of automobile travel associated with a project. The City of Santa Clarita has not developed local methods and procedures to analyze a project's traffic impacts using VMT as a measure. As such, the traffic analysis in the EIR is not anticipated to include an analysis of VMT-based impacts related to CEQA Guidelines Section 15064.3(b); however, if the City has adopted local protocols for analyzing a project's traffic impacts using VMT metrics before the Draft EIR is published, then such analysis may be included in the Draft EIR.

- Utilities – Solid Waste Disposal

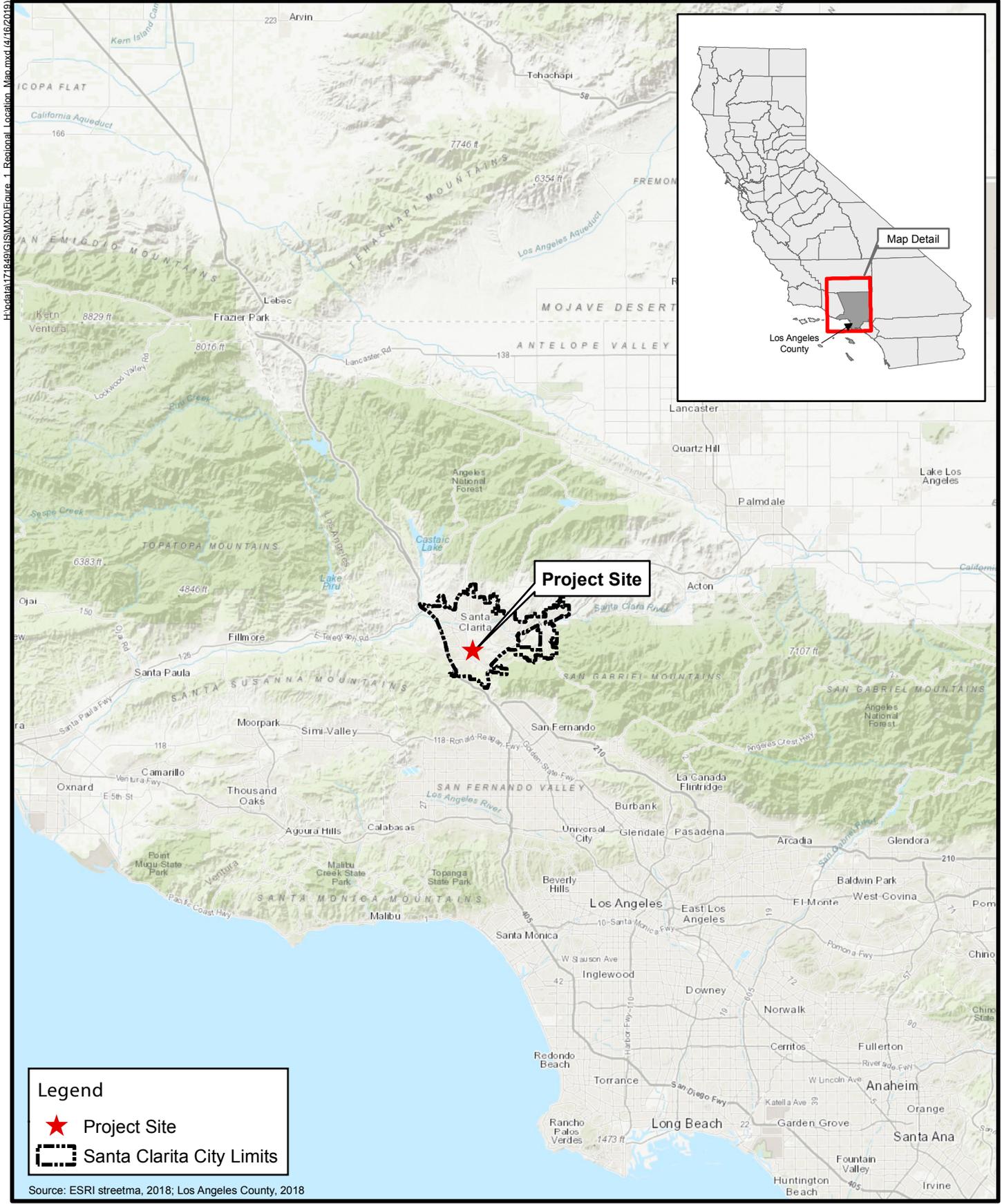
Three Class III (nonhazardous) landfills serve Santa Clarita: the Chiquita Canyon Landfill, the Antelope Valley Landfill, and the Sunshine Canyon Landfill. Through its Countywide Integrated Waste Management Plan, the Los Angeles County Department of Waste Resources regularly conducts needs assessments, forecasts of future waste generation and disposal patterns, and projections of landfill disposal capacities. In its 2016 annual report charting progress toward the goals of the Integrated Waste Management Plan, the Los Angeles Department of Public Works (2017) determined that there are at least 15 years of remaining landfill capacity on a countywide basis. Specifically, the Antelope Valley Landfill has a remaining capacity of 23 years; Chiquita Canyon Landfill, with the approved expansion, has a remaining capacity of 45 years; and Sunshine Canyon Landfill has a remaining capacity of 21 years. Beyond these landfill lifespans, the County is responsible for continuing to ensure there is adequate capacity for disposal of municipal wastes generated throughout the Santa Clarita Valley.

The proposed project would be required to participate in the City of Santa Clarita's ongoing solid waste recycling and waste reduction programs. The City also administers other trash and recycling programs, such as free disposal of bulky items, bulky item pickup, electronic waste disposal, and assistance with disposal of household hazardous waste (e.g., paint, pool chemicals, medication, batteries, household cleaners). The solid waste generated by this proposed development would be typical of wastes generated by single family residential land uses throughout the Santa Clarita Valley, and would be diverted from landfills through these programs in the same manner as other residential uses in the City of Santa Clarita. As a result of these diversion programs, and because of the existing capacity of the landfills serving this area, this proposed development would have less than significant impact on regional landfill capacity.

The project would comply with the City's solid waste reduction programs, which are designed to comply with federal, state, and local statutes and regulations related to solid waste. For example, the City's Construction and Demolition (C&D) Ordinance (05-09) requires all new residential construction projects to recycle a minimum of 65 percent of all inert materials and 65 percent of all other materials. The City operates recycling services with standard weekly residential service from Waste Management. Residents can dispose of their accumulated recyclables, such as plastic bottles, aluminum cans, glass, paper, and cardboard, together in their recycling bins.

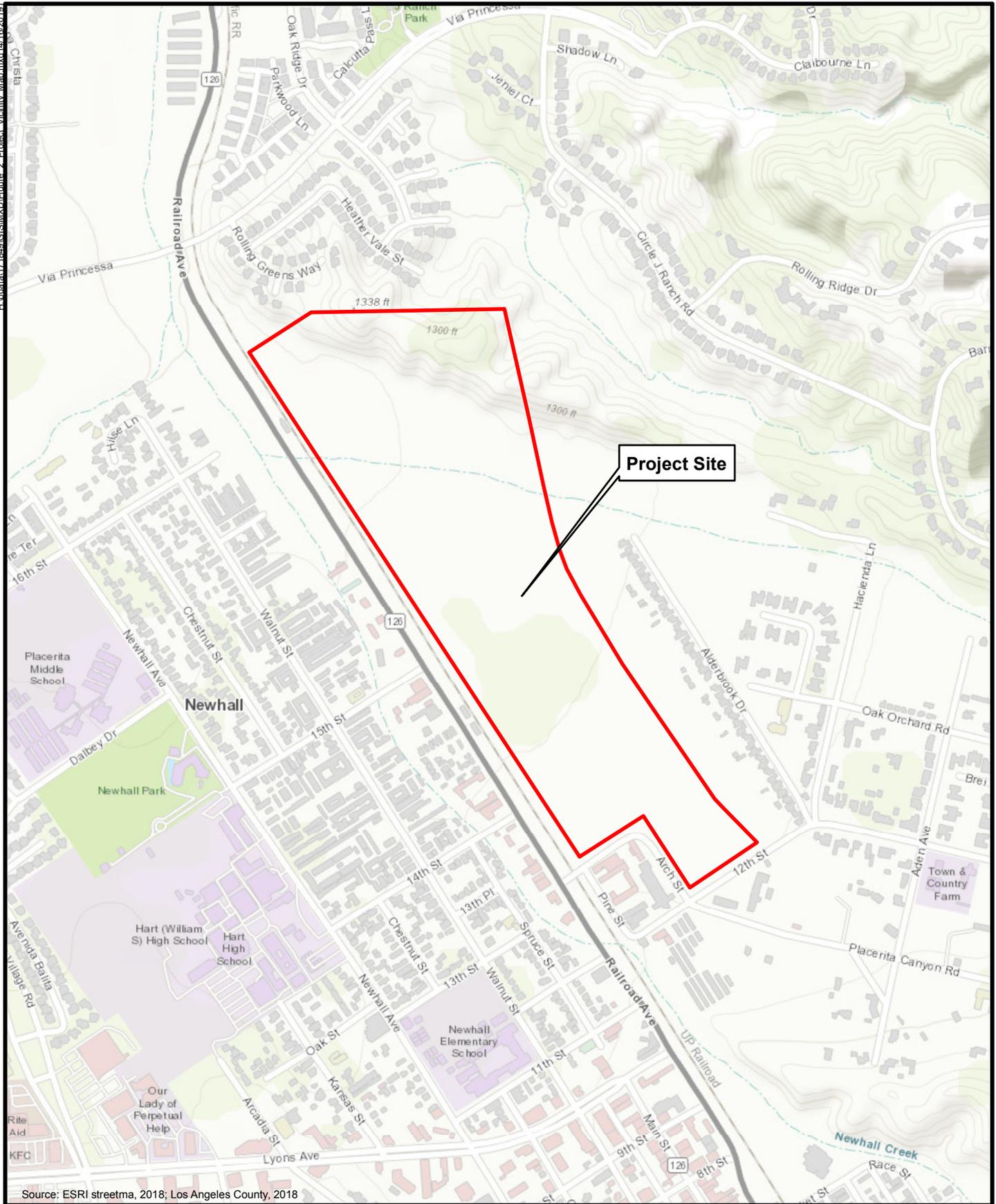
Based on the above considerations, the proposed project would result in less than significant impacts involving solid waste disposal.

Hydrola171849GISMXD\Eigure\_1\_Regional\_Location\_Map.mxd (4/16/2019)



**FIGURE 1**  
Regional Location Map

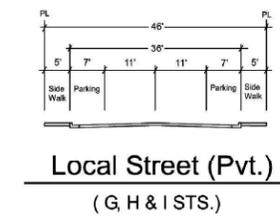
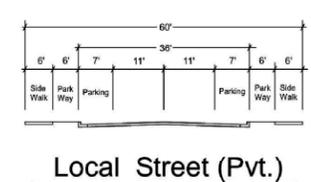
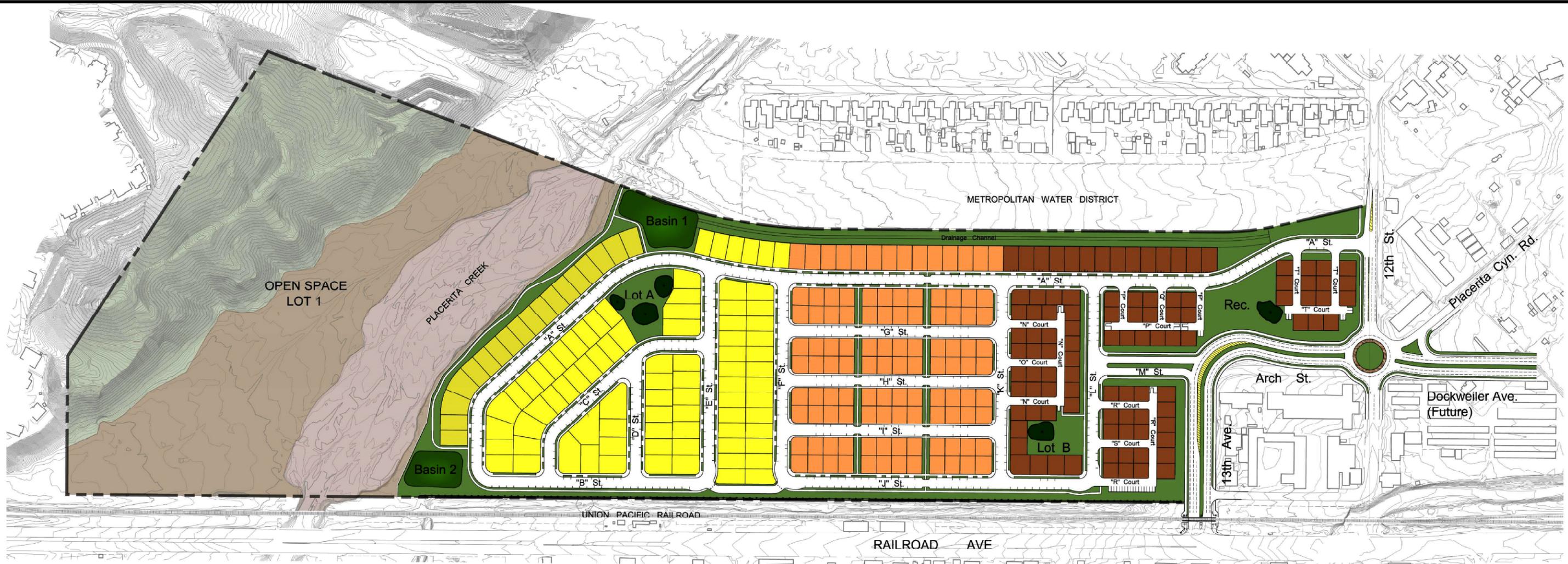
H:\data\171829\CIS\MXD\Figure 2 - Project Vicinity Map.mxd (4/16/2019)



Source: ESRI streetmap, 2018; Los Angeles County, 2018



**FIGURE 2**  
Project Vicinity Map



● = Heritage Oak Trees

PROJECT SUMMARY		
PA 1	50' X 50' Lot	101 DU
PA 2	50' X 60' Lot	110 DU
PA 3	50' X 90' Lot	99 DU
TOTAL		310 DU
GROSS AREA		93.56 AC.
GROSS DENSITY		3.31 DU/AC.
NET AREA		54.90 AC.
NET DENSITY		5.65 DU/AC.

PERTINENT DATA		
OVERALL PROJECT SITE	93.56 Ac.	100%
Dedicated Open Space (Lot 1)	38.66 Ac.	41%
Developed Site	54.90 Ac.	59%
DEVELOPED SITE		
Streets	12.73 Ac.	24%
Building Coverage	10.98 Ac.	20%
Drainage Channel	2.12 Ac.	4%
Detention Basin 1	.68 Ac.	1%
Detention Basin 2	.46 Ac.	1%
Open Space (in developed site)	27.93 Ac.	50%
COMMON AREA OPEN SPACE		
Rec Area	1.07 Ac.	TOTAL
Open Space A	.77 Ac.	
Open Space B	.58 Ac.	
Greenbelts & Trails	5.35 Ac.	
PRIVATE YARDS		
50x90 Lots	3.49 Ac.	TOTAL
50x60 Lots	1.32 Ac.	
50x50 Lots	1.47 Ac.	
PARKWAYS, SIDEWALKS, SIDEYARDS		
	13.88 Ac.	TOTAL
OPEN SPACE (in Developed Site)		
	27.93 Ac.	TOTAL



# PLACERITA MEADOWS

## Site Plan - Tentative Tract 74723

