



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

Homestead South

Project No. TR060678-(5)
Vesting Tentative Tract Map No. 060678
General Plan Amendment No. 201400001
Conditional Use Permit No. 200500150
Oak Tree Permit No. 200500057
Newhall Ranch Specific Plan Substantial Conformance Review No. 201400004
Environmental Review No. 200500150

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

EXPANDED PROJECT DESCRIPTION

INITIAL STUDY

Prepared By:

County of Los Angeles
Department of Regional Planning
Special Projects Section
320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Attn: Mr. Kim Szalay

March 28, 2014



Los Angeles County Department of Regional Planning

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: March 28, 2014

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations.

The County of Los Angeles (County) is the lead agency pursuant to the California Environmental Quality Act (CEQA) and intends to prepare an Environmental Impact Report (EIR) for the proposed project identified below. The County has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

AGENCIES: The County requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT, PERMITS, AND ENVIRONMENTAL REVIEW: The Homestead South project, which is the third tract map implementing the approved Newhall Ranch Specific Plan, proposes residential, commercial, and non-residential development within the tract map site and other associated improvements to provide adequate circulation, service, and utility systems to the tract map site.

Project Title: Homestead South

Project No. TR060678-(5)

Project approvals needed to implement the Project include the following:

Vesting Tentative Tract Map No. 060678 to authorize subdivision of the Project Site into 699 single-family lots, 29 condominium lots for 2,918 multi-family units, one commercial lot, and additional lots for, among other uses, Spineflower Preserve, parks, school sites, private recreation, and open space on 1,745.7 acres. VTTM 060678 would subdivide the Project Site into a total of 1,008 lots;

General Plan Amendment No. 201400001 to amend the County's Plan of Highways to reclassify the designation of Long Canyon Road;

Conditional Use Permit No. 200500150 to authorize: (a) development within the Newhall Ranch Specific Plan's River Corridor Special Management Area/Significant Ecological Area 23 boundary (River Corridor SMA/SEA 23), (b) on-site grading in excess of 100,000 cubic yards and development of Project-related infrastructure (including water tanks and utilities, both on-site and off-site), and (c) development of 250 second dwelling units;

Oak Tree Permit No. 200500057 to authorize the removal of 380 oak trees and the encroachment upon 82 oak trees within the Project Site; and

Newhall Ranch Specific Plan Substantial Conformance Review No. 201400004 to authorize: (a) hillside grading, (b) changing the land use designation of a Specific Plan-designated Commercial parcel to Residential; and (c) modifying residential lot widths. These modifications are pursuant to Section 5.2 of the Newhall Ranch Specific Plan, by which the Planning Director determines whether proposed development or uses substantially comply with the standards, regulations, and guidelines of the Newhall Ranch Specific Plan.

Environmental Review No. 200500150: Environmental Impact Report

OTHER REQUIRED PERMITS AND APPROVALS: Over the years, numerous public agencies have considered and approved other federal, state, and regional permits and authorizations needed to implement the County-approved Newhall Ranch Specific Plan, which includes the proposed Project site. The other permits, approvals, and authorizations were issued as part of the related Newhall Ranch Resource Management and Development Plan (RMDP) and Spineflower Conservation Plan (SCP) project approved by the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Wildlife (CDFW). Also, the Newhall Ranch RMDP/SCP project was the subject of a separate Environmental Impact Statement/Environmental Impact Report (EIS/EIR) approved by both the Corps and CDFW.

The following permits and approvals, among others, already have been issued in connection with the development of the Newhall Ranch Specific Plan site:

- (a) Clean Water Act section 404 permit (No. SPL-2003-01264-AOA) issued by the Corps;
- (b) Biological Opinion (No. 2003-01264-AOA:8-8-09-F-44) issued by the U.S. Fish and Wildlife Service;
- (c) NPDES Permit No. CA-0064556, Order No. R4-2007-0046, issued by the California Regional Water Quality Control Board, Los Angeles Region;
- (d) Master Streambed Alteration Agreement (Notification No. 1600-2004-0016-R5) issued by CDFW;
- (e) Incidental Take Permit No. 2081-2008-012-05 (San Fernando Valley spineflower) issued by CDFW;
- (f) Incidental Take Permit No. 2081-2008-013-05 (multi-species) issued by CDFW;
- (g) traffic mitigation agreements for related projects (Landmark Village/Mission Village) issued by the California Department of Transportation (Caltrans);
- (h) Clean Water Act section 401 Water Quality Certification and Waste Discharge Requirements for the Newhall Ranch RMDP/SCP project (Order No. R4-2012-0139) issued by the California Regional Water Quality Control Board, Los Angeles Region;
- (i) approval of formation of a new County Sanitation District to maintain and operate the approved Newhall Ranch Water Reclamation Plant (WRP), issued by the Los Angeles County Local Agency Formation Commission; and
- (j) approvals of the Interconnection Agreement, which encompasses the plan for coordination of Newhall Ranch Specific Plan wastewater management facilities, issued by the Santa Clarita Valley Sanitation District.

In addition, below is a list of other permits and approvals, which are known to be needed, or may be needed, to implement various Project components in the future.

Future Agency Actions^a

Agency	Action Required
South Coast Air Quality Management District	Various permits for air emissions required under the Air Quality Management Plan
California Public Utilities Commission (CPUC) Local Agency Formation Commission (LAFCO)	Possible approval of Valencia Water Company service area extension to provide water to the Project Site (if Valencia remains a regulated utility, such approval shall be obtained from the CPUC; however, if Valencia is no longer a regulated utility at the time such approval is required, then approval may be from LAFCO); Approval of a new Southern California Edison Company substation, if necessary
California Department of Transportation	Traffic Mitigation Agreement with the Project applicant
City of Santa Clarita	Encroachment permits to construct off-site roadway improvements, if necessary

Agency	Action Required
Newhall School District	Elementary School approval, if constructed by the Applicant
William S. Hart Union High School District	Junior High and High School approval, if constructed by the Applicant
Sanitation Districts of Los Angeles County	Will Serve letter
Valencia Water Company	Water supply assessment and verification
<p>^a <i>This list is not intended to provide the complete and final listing of all future actions required to implement the Project but, rather, identifies those actions that are known at this time to be required, or may be required, in the future.</i></p>	

PROJECT APPLICANT: The Newhall Land and Farming Company, 25124 Springfield Court, Suite 300, Valencia, CA 91355

PROJECT LOCATION: Project Site is located south of State Route 126 (SR-126) and approximately 2 miles west of the Interstate 5 (I-5). The Project Site is near the intersection of SR-126 and Chiquito Canyon Road, southwest of the confluence of the Santa Clara River and Castaic Creek. The location of the Project Site is depicted on a map included within Attachment A. The APNs for the Project Site are as follows: 2826-002-022, 2826-002-023, 2826-002-024, 2826-122-005, 2826-122-008, 2826-122-009, 2826-122-010, and 2826-123-002.

Most of the Project Site is currently vacant land characterized by a rolling topography; and agricultural uses, which would cease as these areas are developed under the proposed Project implementation; active and inactive oil wells and natural gas facilities; and water wells. A portion of the Project Site is located within a designated floodplain related to the Santa Clara River and its tributaries. Existing buildings located on the Project Site are limited to sheds, barns, and other agriculture-related structures which will be removed upon Project implementation.

The uses surrounding the Homestead South tract map site consist primarily of approved or planned development within the approved Specific Plan area or its vicinity. The eastern site boundary of the Homestead South tract map site abuts the approved Mission Village development (VTTM 061105), which is a village within the approved Newhall Ranch Specific Plan; to the south is the planned Legacy Village development (VTTM 061996), located just outside of the approved Specific Plan area; to the west is the planned Potrero Valley development (VTTM 061911), a village within the approved Specific Plan; and to the north is the approved Landmark Village development (VTTM 053108), a village within the approved Specific Plan. Further to the east of the Homestead South tract map site are the planned Entrada North and Entrada South developments; Six Flags Magic Mountain Amusement Park; an existing water reclamation plant (Valencia WRP); a California Highway Patrol station; and business

parks, offices, hotels, restaurants, and service stations located adjacent to I-5. The City of Santa Clarita is located further east of the Project Site, just beyond I-5.

PROJECT DESCRIPTION: Homestead South would implement the third tentative tract map¹ of the Newhall Ranch Specific Plan, which was approved by the Board of Supervisors on May 27, 2003. The Specific Plan site is located in the Santa Clarita Valley (an unincorporated portion of the County), west of the Interstate 5 freeway (I-5) and south of the I-5/SR-126 interchange. The Specific Plan site is approved for the development of 20,885 residential units,² 5.54 million square feet of mixed-use and commercial land uses, facilities, and infrastructure and associated amenities. As part of the Specific Plan, Homestead South would provide single- and multi-family residences, retail/commercial uses, school sites, public parks, private recreation facilities, open space and plant preserve areas, and other facilities and infrastructure necessary to facilitate Project development. Moreover, the Homestead South project includes over 1,000 acres of open space, which represents over 50 percent of the tract map site acreage, and would implement sustainable planning principles.

Specifically, the proposed Project would consist of residential and commercial/retail land uses within the Homestead South tract map site (Vesting Tentative Tract Map (VTTM) 060678). The design goal is to situate Homestead South's residential land uses to capture the site's varied elevations and resulting topography, avoid sensitive resources, and to design distinctive open space areas served by an integrated trails/paseos system.

Homestead South's commercial component consists of complimentary commercial/retail uses within the southeast portion of the tract map site. This design allows Homestead South village residents to also utilize close-by commercial centers planned in Potrero Valley and Mission Village, both of which are easily accessible by roadways and the community trails/paseos system.

Homestead South also features elementary, junior high, and high school sites, public parks, private recreation areas, open space, including preservation of Sawtooth Ridge, and a spineflower preserve within the Mesas West portion of the tract map site. As explained further below, Homestead South will also feature roads, trails/paseos, and other facilities, infrastructure, and amenities to facilitate development of the tract map site.

The Homestead South tract map (VTTM 060678) proposes development of 3,617 residences (699 single-family and 2,918 multi-family); 66,400 square feet of retail commercial uses; a 9.4-acre elementary school site; a 19.3-acre junior high school site; a 54.6-acre high school site; 12.1 acres of public parks; 11.0 acres of private recreation

¹ The two preceding tentative tract maps are as follows: (1) Landmark Village (VTTM 053108); and (2) Mission Village (VTTM 061105).

² The 20,885 total residential dwelling units does not include 423 second units that would be developed on the single-family lots and authorized by a conditional use permit.

areas; and 993.6 acres of open space, which includes the 67.4-acre Grapevine Mesa spineflower preserve. Facilities and infrastructure proposed as part of the Project include a network of roads, trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and recycled water systems (including water tanks), and sanitary sewer and dry utility systems. As explained below, Homestead South includes several proposed improvements which are located outside the Homestead South tract map site and are required to provide adequate circulation, service, and utilities to the Homestead South tract map site (External Map Improvements).

The Project Site includes the Homestead South tract map site and External Map Improvements comprising a total of 2,534.5 acres. Of this total, 1,745.7 acres are located within the boundary of the Homestead South tract map site and entirely within the Newhall Ranch Specific Plan area. The remaining 788.8 acres are situated outside the tract map site and partially outside the Specific Plan area, and would accommodate construction of the External Map Improvements. Additional information regarding Homestead South is provided in Attachment "A," Expanded Project Description.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on a preliminary review of the proposed Project consistent with section 15060 of the CEQA Guidelines, the County has determined that an EIR should be prepared for this proposed Project. In addition, consistent with section 15082 of the CEQA Guidelines, the County has identified the following probable environmental effects of the project, which will be addressed in the EIR for this project:

- Aesthetics;
- Agriculture/Forest;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Public Services;
- Transportation/Traffic; and
- Utilities and Service Systems.

These potential environmental effects are described in greater detail in the Initial Study prepared for the Project. The environmental impacts associated with development of the Newhall Ranch Specific Plan were analyzed at a program level in the EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant (WRP; SCH No. 95011015). The environmental impacts associated with the Newhall Ranch WRP were analyzed at

a final project-level in the certified Specific Plan EIR. The EIR for the proposed Project will tier from the certified Specific Plan EIR and, thereby, focus on an evaluation of those potential impacts not previously addressed in the Specific Plan EIR; for activities “within the scope” of the Specific Plan EIR, there is no need for new environmental documentation. (CEQA Guidelines, §15168(c)(2).) Alternatives will be developed to reduce environmental impacts that may be identified during the EIR process. To provide a complete record of the County’s environmental decision-making, environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled “Impacts Found to Be Less than Significant.”

The County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Energy; and
- Population/Housing.

The County proposes that the EIR indicate the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

NOTICE OF SCOPING MEETING: The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meetings will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on April 17, 2014, from 6:00 P.M. to 9:00 P.M. or when testimony is completed, whichever comes first. The scoping meeting will be held at the following location:

Rancho Pico Junior High School
26250 W. Valencia Boulevard
Stevenson Ranch, CA 91381

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven (7) business days in advance of each scheduled meeting to: kszalay@planning.lacounty.gov.

PUBLIC REVIEW PERIOD: The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP begins on March 28, 2014, and ends on April 28, 2014.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

DOCUMENT AVAILABILITY: The NOP and Initial Study are available for public review during regular business hours at the Los Angeles County Department of Regional Planning address listed above and the following locations:

- Valencia Library, 23743 W. Valencia Boulevard, Santa Clarita
- Castaic Library, 27971 Sloan Canyon Road, Castaic
- Stevenson Ranch Express Library, 26233 W. Faulkner Drive, Stevenson Ranch
- Newhall Library, 22704 W. 9th Street, Santa Clarita
- Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita

The public is also encouraged to visit the Department of Regional Planning's website to review the initial study at: <http://planning.lacounty.gov/case/view/tr060678/>.

Thank you for your participation in the environmental review of this project.

Please direct all written comments to the following address:

Mr. Kim Szalay
Special Projects Section
Department of Regional Planning
County of Los Angeles
320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Tel: (213) 974-4876
Fax: (213) 626-0434
Email: specialprojects@planning.lacounty.gov

Attachment A

Expanded Project Description



ATTACHMENT A

EXPANDED PROJECT DESCRIPTION

1. Project Location

The Project Applicant, Newhall Land, is proposing to develop Homestead South (Project), a planned community within the Newhall Ranch Specific Plan, approved by the County's Board of Supervisors in May 2003. The Project is located in the unincorporated Santa Clarita Valley area of Los Angeles County, west of Interstate 5 (I-5) and south of State Route 126 (SR-126). **Figure A-1**, Regional Location, on page A-2, illustrates the location of the Project Site within a regional context. **Figure A-2**, Project Vicinity Map, on page A-3, shows that the Project Site is located in unincorporated Los Angeles County and the Santa Clarita Valley Planning Area and is also primarily located within the approved Newhall Ranch Specific Plan boundaries within a more localized context. The Santa Clarita Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forest areas to the north; Agua Dulce and the Angeles National Forest to the east; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys to the south; and the County of Ventura to the west.

2. Project Overview

Homestead South would implement the third tentative tract map¹ of the Newhall Ranch Specific Plan, which was approved by the Board of Supervisors on May 27, 2003. The Specific Plan site is located in the Santa Clarita Valley (an unincorporated portion of the County), west of I-5 and south of the I-5/SR-126 interchange. The Specific Plan site is approved for the development of 20,885 residential units,² 5.5 million square feet of mixed-use and commercial land uses, facilities, and infrastructure and associated amenities. As part of the Specific Plan, Homestead South would provide single- and multi-family residences, retail/commercial uses, school sites, public parks, private recreation facilities, open space and plant preserve areas, and other facilities and infrastructure necessary to

¹ The two preceding tentative tract maps are as follows: (1) Landmark Village (VTTM 053108); and (2) Mission Village (VTTM 061105).

² The 20,885 total residential dwelling units does not include 423 second units that would be developed on the single-family lots and authorized by a conditional use permit.



Figure A-1
Regional Location Map



 Santa Clarita Valley Planning Area



Figure A-2
Project Vicinity Map

Source: Google Earth, 2013; Santa Clarita Valley Area Plan Update, 2012.

facilitate project development. Moreover, the Homestead South project includes over 1,000 acres of open space, which represents over 50 percent of the tract map site acreage, and would implement sustainable planning principles (see discussion below).

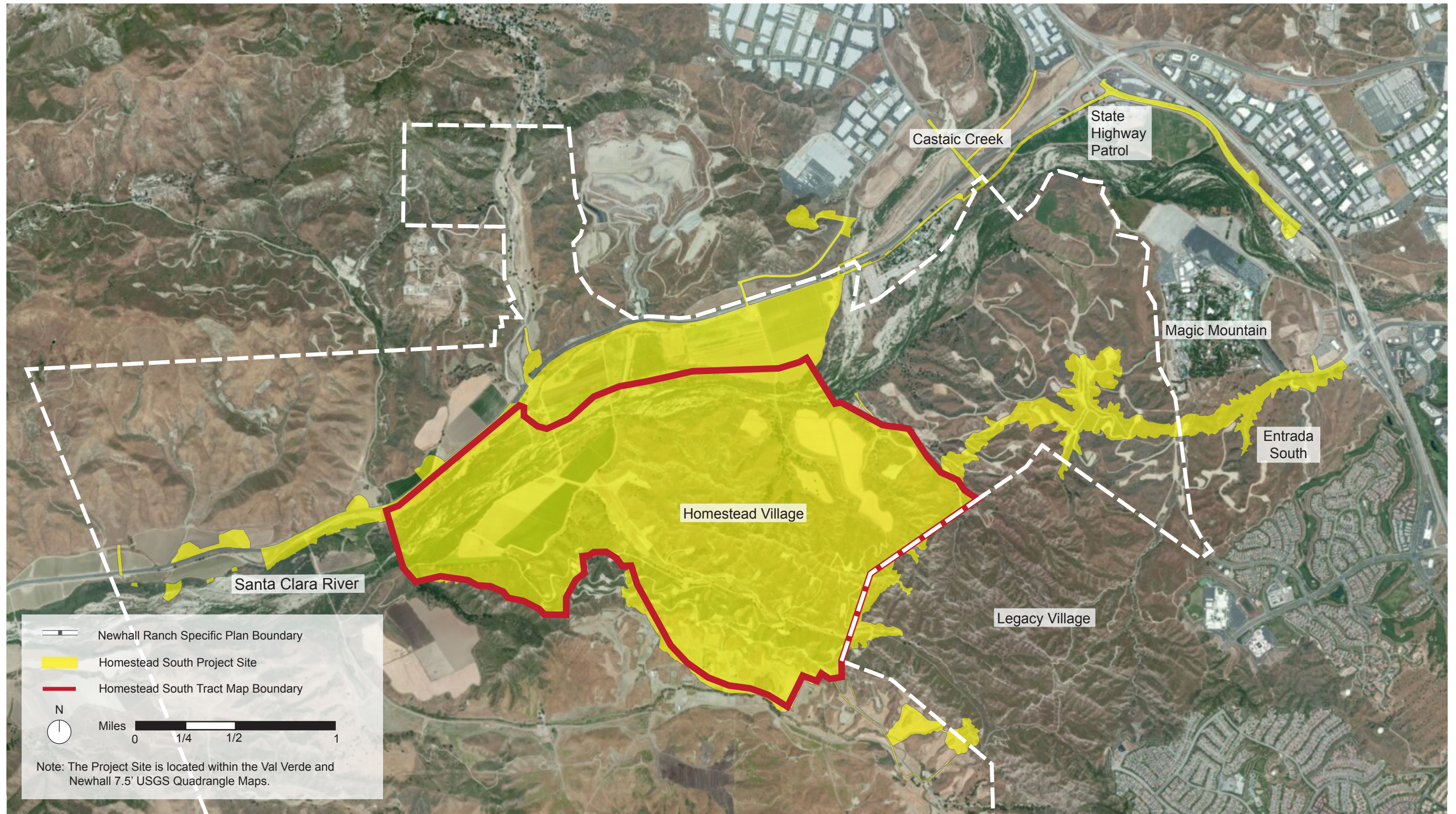
Specifically, the proposed Project would consist of residential and commercial/retail land uses within the Homestead South tract map site associated with Vesting Tentative Tract Map (VTTM) 060678. The design goal is to situate Homestead South's residential land uses to capture the site's varied elevations and resulting topography, avoid sensitive resources, and to design distinctive open space areas served by an integrated trails/paseos system.

Homestead South's commercial component consists of complimentary commercial/retail uses within the southeast portion of the tract map site. This design allows Homestead South village residents to also utilize close-by commercial centers planned in Potrero Valley and Mission Village, both of which are easily accessible by roadways and the community trails/paseos system.

Homestead South would also feature elementary, junior high, and high school sites, public parks, private recreation areas, open space, including preservation of Sawtooth Ridge, and a spineflower preserve within the Mesas West portion of the tract map site. As explained further below, Homestead South would also feature roads, trails/paseos, and other facilities, infrastructure, and amenities to facilitate development of the tract map site.

The Homestead South tract map proposes development of 3,617 residences (699 single-family and 2,918 multi-family); 66,400 square feet of retail commercial uses; a 9.4-acre elementary school site; a 19.3-acre junior high school site; a 54.6-acre high school site; 12.1 acres of public parks; 11.0 acres of private recreation areas; and 993.6 acres of open space, which includes the 67.4-acre Grapevine Mesa spineflower preserve. Facilities and infrastructure proposed as part of the Project include a network of roads, trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and recycled water systems (including water tanks), and sanitary sewer and dry utility systems. As explained below, Homestead South includes several proposed off-tract map site improvements required to provide adequate circulation, service, and utilities to the tract map site (External Map Improvements). **Figure A-3**, Project Boundary, on page A-5 illustrates the location of the Project Site and the Homestead South tract map site.

The Project Site includes the Homestead South tract map site and External Map Improvements comprising a total of 2,534.5 acres. Of this total, 1,745.7 acres are located within the boundary of the tract map site and entirely within the Newhall Ranch Specific Plan area. The remaining 788.8 acres are situated outside the tract map site and partially



outside the Specific Plan area, and would accommodate construction of the External Map Improvements.

Figure A-4, Homestead South Land Use Plan, on page A-7, depicts the land use plan for the Homestead South Project Site. **Table A-1**, Homestead South Development Program, on page A-8, provides a tabular summary of the development proposed as part of the Homestead South tract map.

In addition to the development described above, the proposed Project includes External Map improvements to facilitate development. As previously noted, the External Map Improvements can be grouped into the following categories: (1) roadway improvements, including extension of Magic Mountain Parkway and Long Canyon Road Bridge; (2) hydrology-related improvements, including improvements in or near the Santa Clara River corridor (e.g., buried bank stabilization) and various drainage improvements; (3) utility corridor between the existing Valencia Wastewater Reclamation Plant (WRP) and the approved Newhall Ranch WRP; (4) water supply facilities; (5) wastewater-related facilities; and (6) Southern California Edison substation and related facilities.

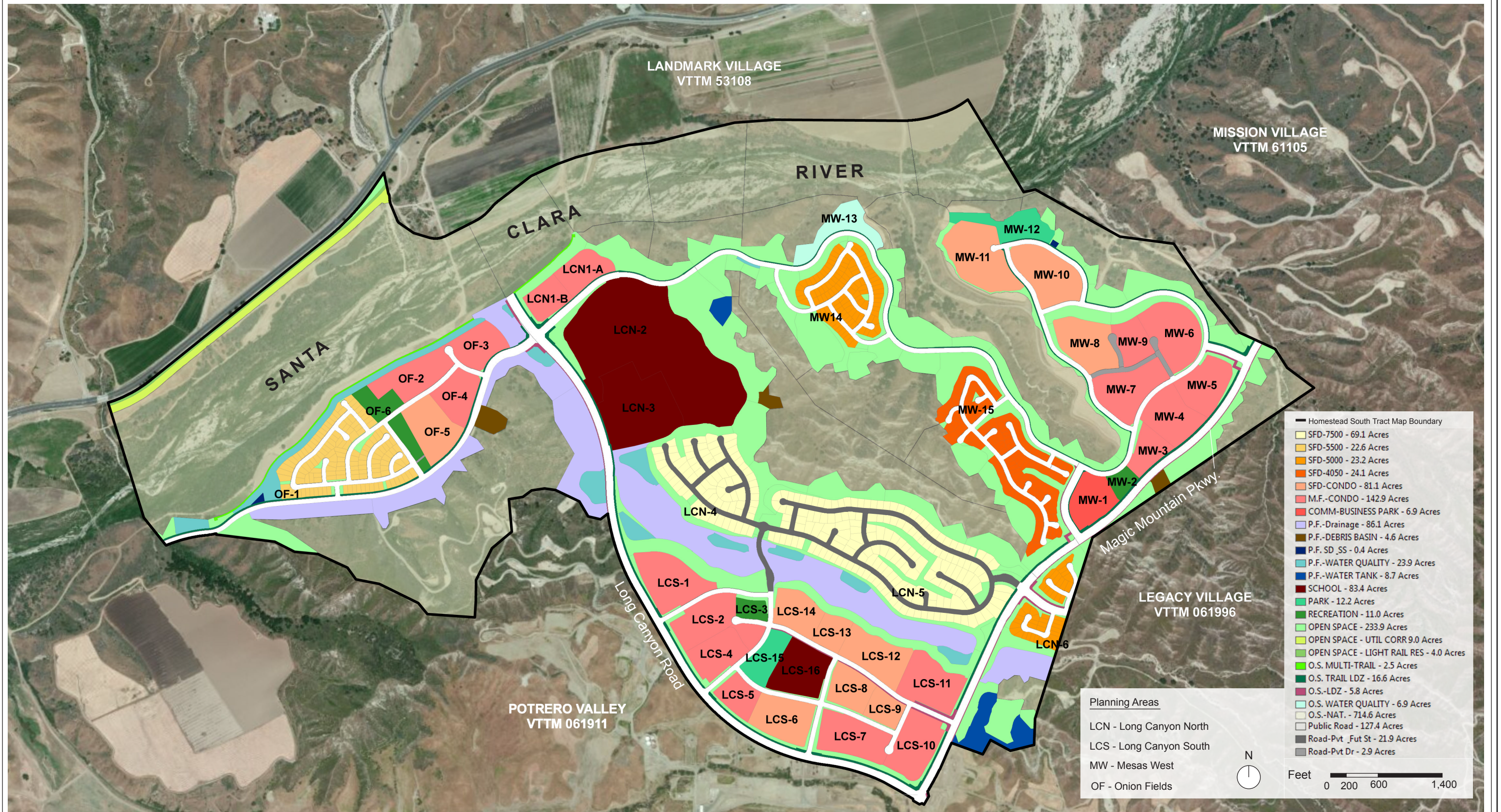
Many of the External Map improvements were approved by the County of Los Angeles as part of the Newhall Ranch Landmark Village and Mission Village projects (Previously Approved Improvements). Those facilities and infrastructure improvements that would support the Homestead South project and that were previously approved by the County would only be implemented as part of the Homestead South proposed Project if the development of Homestead South would occur prior to development of the Landmark Village and Mission Village projects.

The following is a description of the Project Improvements, including approval status:

- **Roadway Improvements**

- Magic Mountain Parkway

- External Map Improvements Not Previously Approved
 - Grading for the extension of Magic Mountain Parkway between the western boundary of the Mission Village project and Long Canyon Road.
 - External Map Improvements Previously Approved
 - Extension of Magic Mountain Parkway from the easterly boundary of the Homestead South tract map to just west of The Old Road.



**Table A-1
Homestead South Development Program**

Land Use	Amount of Development	Area (Acres)
Residential		
Single-Family (units)	699	139.0
Multi-Family (units)	2,918	223.9
Total Residential (units)	3,617	362.9
Commercial (square feet)	64,000	6.9
Open Space	N/A	980.6
Parks and Private Recreation	N/A	23.1
Public Facility	N/A	114.9
Water Tank	N/A	8.7
Schools	N/A	83.3
Utility Corridor	N/A	9.0
Light Rail Reservation	N/A	4.0
Streets		
Public Streets	N/A	127.4
Private Streets	N/A	24.9
Total Streets	N/A	152.3
Total	3,617 units 66,400 square feet	1,745.7

Long Canyon Road and Bridge

- External Map Improvements Not Previously Approved
 - Grading along the west side of Long Canyon Road between Magic Mountain Parkway and the Long Canyon Bridge.
- Internal and External Map Improvements Previously Approved
 - Extension of the portion of Long Canyon Road located within the Homestead South tract map to connect to SR-126 and to Chiquito Canyon Road, including construction of a bridge over the Santa Clara River.

Chiquito Canyon Road

- External Map Improvement Previously Approved
 - Grading associated with the new intersection of Long Canyon Road and Chiquito Canyon Road north of SR-126.

- External Map Improvement Not Previously Approved
 - Road realignment associated with the new intersection of Long Canyon Road and Chiquito Canyon Road north of SR-126.

VTTM 060678 “JJ” Street

- External Map Improvements Not Previously Approved
 - Grading along the south side of “JJ” Street near the western edge of the Homestead South tract map.

- **Hydrology-Related Improvements**

Santa Clara River-Related Activities

- Internal and External Map Improvements Previously Approved
 - Long Canyon Bridge and its associated construction zone which extends on the east and west sides of the bridge. These improvements occur within the boundary of the Homestead South tract map.
 - Expansion of two existing seasonal river crossings to permit two-way construction traffic related to haul activities between the Project Site and the Landmark Village site. These improvements occur within the boundary of the Homestead South tract map.
 - Bank stabilization and drainage outlets along the Utility Corridor and Landmark Village at locations both within and outside of the boundary of the Homestead South tract map.
 - Six discharge outlets located on the south side of the Newhall Ranch WRP site. These outlets are located outside the boundary of the Homestead South tract map.
 - Bank stabilization and grading along the Utility Corridor between the Santa Clara River and the Old Road, north of the existing Valencia WRP.
 - Bank stabilization on the south side of the River, generally between Long Canyon and Potrero Canyon.

Other Hydrology-Related Improvements

- External Map Improvements Not Previously Approved
 - Extension of a storm drain from the eastern boundary of the Homestead South tract map to connect to the Lion Canyon drainage. (Lion Canyon drainage improvements were approved as part of the Mission Village

project.) The storm drain would extend and outlet directly to the Santa Clara River if the Lion Canyon drainage improvements were not installed with the Mission Village project.

- Long Canyon drainage improvements located on the Legacy Village (VTTM 061196) project site.
- Drainage improvements related to the extension of Magic Mountain Parkway, including temporary debris basins, storm drain culverts, and the debris basins/storm drain outlets.
- Internal and External Map Improvements Previously Approved
 - Four debris basins located on the north side of SR-126 near the western boundary of the Homestead South tract map and north of the Newhall Ranch WRP as well as storm drain extensions and outlets to the Santa Clara River. These improvements are located both within and outside the boundary of the Homestead South tract map.
- **Utility Corridor**
 - Internal and External Map Improvements Previously Approved
 - Construction of a Utility Corridor from the existing Valencia WRP to the approved Newhall Ranch WRP. Improvements for the Utility Corridor would include grading; oak tree removal; sewer lift station within Landmark Village (for interim wastewater treatment at the Valencia WRP); four debris basins/storm drain outlets along SR-126; domestic water, reclaimed water, agricultural water, sewer, natural gas, electricity, cable television, and telephone/telecommunications lines; as well as bank stabilization (as listed above), to protect the utilities along the Santa Clara River. These improvements are located both within and outside of the boundary of the Homestead South tract map.
- **Water Supply Facilities**
 - External Map Improvements Not Previously Approved
 - Pipe connections to existing water wells located north of SR-126 and east of Commerce Center Drive.
 - Zone 3 reclaimed and potable water tanks (2 tanks) located south of the boundary of the Homestead South tract map within the Legacy Village project site (VTTM 061196)
 - External Map Improvements Previously Approved
 - Zone 1A Water Tank Site located north of SR-126.

- **Wastewater-Related Facilities**

- Newhall Ranch WRP

- External Map Improvements Previously Approved
 - Extension of an Edison power pole line to deliver electricity to power the Newhall Ranch WRP.

- Valencia WRP

- External Map Improvements Previously Approved
 - Demineralization facility located north of the existing Valencia WRP, along the east side of The Old Road near the I-5 freeway ramps; and a brine injection site located in the Valencia Commerce Center, on the east side of Commerce Center Drive between SR-126 and Franklin Parkway.

- Other Wastewater-Related Improvements

- External Map Improvements Previously Approved
 - Sewer lift station (for temporary pump back to the Valencia WRP) near the intersection of Long Canyon Road and SR-126.
 - Pipe connections to the existing Los Angeles County Sanitation District lift station located on the east side of the Old Road, north of Henry Mayo Drive.

- **Edison Substation and Related Improvements**

- External Map Improvements Previously Approved
 - Construction of a southern California Edison 66-kilovolt (kV) electrical substation south of the Project Site. Related facilities include placement of a power pole line on an existing ranch road to connect the substation to the Project Site, upgrading an existing ranch road to serve as a maintenance road between the Project Site and the substation, a disposal site for the grading materials generated in order to develop the substation site, and a road connecting the substation to the disposal site.

- **Grading Export Site**

- External Map Improvements Previously Approved
 - Grading associated with the export of approximately 5,800,000 cubic yards of grading to the Landmark Village tract map site. The EIR for

Landmark Village analyzed the import of such dirt from the Homestead South tract map site.

Most of the Project Site is currently vacant land characterized by a rolling topography with numerous oak trees in scattered locations; agricultural uses, which would be terminated to allow for Project implementation; active and inactive oil wells and natural gas facilities; and water wells. A portion of the Project Site is located within a designated floodplain related to the Santa Clara River and its tributaries. Existing buildings located on the Project Site are limited to sheds, barns, and other agriculture-related structures. These structures will be removed upon implementation of the Project.

The uses surrounding the Homestead South tract map site consist primarily of approved or planned development within the approved Specific Plan area or its vicinity. The eastern tract map site boundary abuts the approved Mission Village development (VTTM 061105), which is a village within the Newhall Ranch Specific Plan; to the south is the planned Legacy Village development (VTTM 061996), located just outside of the Specific Plan area; to the west is the planned Potrero Valley development (VTTM 061911), a village within the Specific Plan; and to the north is the approved Landmark Village development (VTTM 053108), a village within the Specific Plan. Further to the east of the Homestead South tract map site are the planned Entrada South and Entrada North developments, located outside of the Specific Plan area; Six Flags Magic Mountain Amusement Park; an existing water reclamation plant (Valencia WRP); a California Highway Patrol station; and business park, offices, hotels, restaurants, and service stations located adjacent to I-5. The City of Santa Clarita is located further east of the Project Site, just beyond I-5.

3. Project Background

a. Newhall Ranch Specific Plan

Homestead South, as stated above, is located within the Newhall Ranch Specific Plan area. The Newhall Ranch Specific Plan was adopted by the Los Angeles County Board of Supervisors on May 27, 2003. The Specific Plan guides the long-term development of the 11,999-acre Newhall Ranch community, comprising a broad range of residential, mixed-use, and non-residential land uses and associated amenities, including 20,885 residential units³ and 5.54 million square feet of mixed-use and commercial uses. The Specific Plan contains the approved land use plan, development regulations, design guidelines, an implementation program that would create a mixed-use community

³ *The 20,885 total residential dwelling units does not include 423 second units that would be developed on the single-family lots and authorized by a conditional use permit.*

consistent with the goals, policies, and objectives of the County of Los Angeles General Plan and Santa Clarita Valley Areawide Plan. The Specific Plan is regulatory in nature and serves as the development plan and zoning for Newhall Ranch.⁴ Wherever the Specific Plan is silent as to subdivision and zoning regulations, the County Subdivision and Zoning Ordinance applies. Subsequent development plans and tentative subdivision maps must be consistent with the adopted General Plan, Areawide Plan, and Specific Plan.

As approved by the Los Angeles County Board of Supervisors, the Newhall Ranch Specific Plan allows up to 21,308 dwelling units (including 423 second units); 629 acres of mixed-use development; 67 acres of commercial uses; 249 acres of business park uses; 37 acres of visitor-serving uses; 1,014 acres of open space (including 181 acres of community parks and 833 acres in other open spaces); 5,157 acres in Special Management Areas; 55 acres in 10 neighborhood parks; a 15-acre lake; a public trail system; an 18-hole golf course; two fire stations; a public library; an electrical substation; reservation of five elementary school sites, one junior high school site, and one high school site; a 6.8-million-gallon-per-day (mgd) water reclamation plant; and other associated community facilities. Buildout of Newhall Ranch is projected to occur over approximately 25 to 30 years, depending upon economic and market conditions. The Specific Plan also establishes the regulations and standards for the protection of Open Areas adjacent to development and the two large River Corridor and High Country Special Management Areas, totaling approximately 6,170 acres.

The environmental impacts associated with development of the Newhall Ranch Specific Plan were analyzed at a program level in the EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant (SCH No. 95011015). A project EIR that tiers from the certified Specific Plan EIR will be prepared to evaluate the potential significant environmental impacts resulting from the Homestead South proposed Project.

b. Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP)

In December 2010 and October 2012, the California Department of Fish and Wildlife, formerly known as the Department of Fish and Game (CDFW), and the U.S. Army Corps of Engineers (Corps), respectively, approved the Newhall Ranch RMDP/SCP project

⁴ *The Specific Plan was prepared pursuant to the provisions of the California Planning and Zoning Law (Government Code §§65450–65457). This law authorizes local jurisdictions, like the County of Los Angeles, to adopt a Specific Plan by resolution. On May 27, 2003, the County's Board of Supervisors adopted a Resolution approving General Plan Amendments, Sub-Plan Amendments and the Newhall Ranch Specific Plan. The Board also adopted an implementing ordinance amending the County Code to facilitate Specific Plan development.*

and related federal and state permits. The RMDP component of the RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the Santa Clara River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan area. The SCP component is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *fernandina*; spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan, the Valencia Commerce Center planning area, and the Entrada South planning area and, thereby, provides conservation planning and preserve design for all of the Applicant's land holdings in Los Angeles County that contain known spineflower populations.

The state permits/authorizations issued by CDFW include: (i) Multi-Species Incidental Take Permit (No. 2081-2008-013-05), which authorizes the incidental take of the Western yellow-billed cuckoo, Southwestern willow flycatcher, and Least Bell's vireo; (ii) San Fernando Valley spineflower Incidental Take Permit (No. 2081-2008-012-05), which authorizes the incidental take of the San Fernando Valley spineflower; and (iii) Master Streambed Alteration Agreement (Notification No. 1600-2004-0016-R5), which authorizes the construction, operation, maintenance and repair of bridges, roads, flood control structures and other infrastructure improvements in or near the Santa Clara River and tributary drainages.

At the federal level, the Corps issued a Clean Water Act section 404 permit (No. 2003-01264-AOA). This permit authorizes the discharge of fill into waters of the United States in connection with grading, construction, and maintenance of infrastructure, including roads, utilities and flood control structures for Newhall Ranch.

Relatedly, in September 2012, the Los Angeles Regional Water Quality Control Board approved a Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements (WDRs) for Newhall Ranch (Order No. R4-2012-0139).

These state and federal permits provide additional analysis of impacts on Newhall Ranch, and also imposed further mitigation to protect sensitive natural resources on Newhall Ranch.

Homestead South was included in the Newhall Ranch RMDP/SCP project, which was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR; SCH No. 2000011025) prepared under the direction of CDFW and the Corps.

Elements of the Newhall Ranch RMDP/SCP project that would be implemented within the Homestead South site include bank stabilization along the Santa Clara River,

stream restoration within Long Canyon, and a spineflower preserve. In addition, the Final EIS/EIR for the RMDP/SCP project analyzed the following drainages, which are located on or within proximity to the Homestead South tract map: (1) Lion Canyon; (2) Humble Canyon; (3) Unnamed Canyon B; (4) Unnamed Canyon C; and (5) Ayers Canyons. The planned residential and commercial/retail development within the Homestead South tract map site is facilitated, in part, by the Newhall Ranch RMDP/SCP project approvals and associated federal and state permits. As proposed, Homestead South is consistent with the approved Newhall Ranch RMDP/SCP project.⁵

c. Implementation of Sustainable Planning Principles

Project components that make a community sustainable include a proper mix of land uses, provision of jobs, design for future transit uses, provision of open space and recreation, connectivity (trails), preservation of natural areas, reduction of impermeable surfaces, water conservation and re-use, energy conservation including the use of alternative energies (solar, wind, cogeneration, etc.), and the incorporation of green building techniques.

Homestead South would include a broad range of housing types, including affordable housing, along with commercial, office, and public facilities. To minimize and shorten vehicle trips, most homes would be located within walking distances to the Homestead South community's neighborhood commercial area, school sites, neighborhood parks, and trail system. Bike and pedestrian trails within Newhall Ranch and Homestead South are included as part of the overall circulation system and would connect to trails within the Valencia Commerce Center, thereby providing Project residents employed at the Center with an opportunity to reduce the need for vehicle trips. Residents within Homestead South would also be able to utilize paseos/trails and/or the Santa Clara River Regional Trail to walk to commercial centers, private recreational facilities, schools, and parks. This traditional neighborhood design minimizes vehicle trips.

Also, Homestead South would be part of the Santa Clarita Transit system and is planned to facilitate increased use of public transit. Homestead South would include bus stops throughout the community and set aside right-of-way for future light rail service along the south side of SR-126. The provision of transit and the accommodation of light rail encourages residents to rely less on vehicular travel. To curtail urban runoff and maximize groundwater recharge, Homestead South would utilize open/soft bottom channels, smaller street sections, where possible, increased native landscape areas, and non-structural water quality treatment improvements. In addition, Homestead South would utilize native,

⁵ See *Newhall Ranch RMDP/SCP plans and the Final EIS/EIR for the RMDP/SCP project.*

drought-tolerant plants in the community's landscaping; recycled water for irrigation; and evapotranspiration controllers (i.e., weather-sensitive sprinklers) to reduce potable water demand and runoff. As such, Homestead South incorporates the components of a sustainable community.

4. Construction

The Project Site includes varying topography ranging from gently sloping to steep topography. To implement the development as permitted by the Newhall Ranch Specific Plan, grading is necessary. The Project proposes 35.7 million cubic yards (cy) of cut and 29.9 million cy of fill within the overall Project area. Export in the amount of 5.8 million cy is proposed to be taken from the Project Site to Landmark Village as part of the previously approved Landmark Village project. The earthwork numbers include off-site grading necessary for construction of Long Canyon Road and Magic Mountain Parkway, as well as the off-site construction of two water tanks and their access roads. Of the total 2,534.5-acre Project Site, grading would take place across 1,121.1 acres within the boundary of the Homestead South tract map (64 percent of the Homestead South tract map site), and an additional 788.8 acres outside the Homestead South tract map in connection with implementation of the External Map Improvements.

The grading program includes Project-related grading for the development areas, along with fine grading for development pads. Project-related grading would consist of rough grading operations that would provide for major roads and infrastructure, establish drainage patterns, and create building pads for the various land uses within the Project Site. Remedial grading and custom grading also may also be required depending upon future site specific soils and geotechnical investigations. Graded slopes would be landscaped and irrigated pursuant to County grading and erosion control requirements.

Project-related grading also may occur in several phases, including partial grading within the tract map site. The limits of each grading phase may be established to achieve a balanced earthwork for that grading phase and may extend beyond the limits of a particular final unit map boundary to achieve a phased grading balance.

Project buildout currently is estimated to occur over several years, with full buildout anticipated to occur by 2024. Since market conditions and consumer needs historically change over time, a certain amount of flexibility is necessary in the specific type of residential units that ultimately would be built in order to assure the best mix of residential housing to meet changing market demands. Similarly, with regard to commercial uses, it is difficult to forecast with a high degree of certainty over the extended duration of Project buildout the specific type of commercial uses and tenant space requirements that would be in demand at Project buildout.

For these reasons, it is necessary to maintain a certain degree of planning flexibility within the multi-family and commercial planning areas of the proposed Project. This flexibility includes, for instance, the ability to build condominiums rather than apartments, and vice versa; build detached housing units rather than attached units; alter dwelling unit type and location within a designated planning area; change the location of driveways, driveway entries and driveway alignments; change lot configurations; and, change commercial building type and location within a planning area. Importantly, however, the total dwelling unit count and commercial square footage shown within the Homestead South tract map site would *not* be exceeded; that is, Project buildout would *not* exceed 3,617 dwelling units and 66,400 square feet of commercial floor area. This type of flexibility is also consistent with the adopted Newhall Ranch Specific Plan. The implementation section of the Specific Plan (Section 5.0) contains “substantial conformance” provisions to allow for the planning flexibility referred to above.

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Homestead South

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Lead Agency Contact Person and phone number: Samuel Dea; Special Projects, Department of Regional Planning; (213) 974-4808

Project sponsor's name and address: The Newhall Land and Farming Company; 25124 Springfield Court, Suite 300, Valencia, California 91355

Project Sponsor Contact Person and phone number: Alex Herrell; Director, Community Development; (661) 255-4449

Project location: Located south of State Route 126 (SR-126) and approximately 2 miles west of the Interstate 5 freeway (I-5)

APN: 2826-002-022, 2826-002-023, 2826-002-024, 2826-122-005, 2826-122-008, 2826-122-009, 2826-122-010, 2826-123-002

USGS Quad: Newhall

Gross Acreage: 2,534.5

General plan designation: Primarily SP (Specific Plan); H2 (Residential, 0–2 du/acre); H5 (Residential, 0–5 du/acre); CM (Major Commercial); P (Public and Semi-Public); and IO (Industrial Office).

Community/Areawide Plan designation: SP (Specific Plan)

Zoning: Newhall Ranch Specific Plan: Low Residential, Low-Medium Residential, Medium Residential, High Residential, Estate, Commercial, River Corridor Special Management Area (SMA), and Open Area. In addition, the following Newhall Ranch Specific Plan Land Use Overlays are applicable to the Homestead South project: Neighborhood Parks, Elementary School, Junior High School, and High School. Areas outside of the Specific Plan, where the External Map Improvements would be constructed, are zoned R-1, C-M, and M-1.5.

Description of project: The Project Applicant, The Newhall Land and Farming Company, is proposing to develop Homestead South (Project). The Project would implement the third tentative tract map¹ of the Newhall Ranch Specific Plan, which was approved by the Board of Supervisors on May 27, 2003. The Specific Plan site is located in the Santa Clarita Valley (an unincorporated portion of the County), west of the I-5 and south of the I-5/ SR-126 interchange. The Specific Plan site is approved for the development of residential, mixed-use, and commercial land uses, facilities, infrastructure and associated amenities. As part

¹ *The two preceding tentative tract maps are as follows: (1) Landmark Village (VTM 053108); and (2) Mission Village (VTM 061105).*

of the Specific Plan, Homestead South would provide single- and multi-family residences, retail/commercial uses, school sites, public parks, private recreation facilities, open space and plant preserve areas, and other facilities and infrastructure necessary to facilitate project development. Moreover, the Homestead South open space, consisting of over 1,000 acres, represents over 50 percent of the tract map site acreage, and would implement sustainable planning principles (see discussion below).

Specifically, the proposed Project would consist of residential and commercial/retail land uses within the Homestead South tract map site Vesting Tentative Tract Map (VTTM) 060678. The design goal is to situate Homestead South's residential land uses to capture the site's varied elevations and resulting topography, avoid sensitive resources, and to design distinctive open space areas served by an integrated trails/paseos system.

Homestead South's commercial component consists of complimentary commercial/retail uses within the southeast portion of the tract map site. This design allows Homestead South village residents to also utilize close-by commercial centers planned in Potrero Valley and Mission Village, both of which are easily accessible by roadways and the community trails/paseos system.

Homestead South would also feature elementary, junior high, and high school sites, public parks, private recreation areas, open space, including preservation of Sawtooth Ridge, and a spineflower preserve within the Mesas West portion of the tract map site. As explained further below, Homestead South would also feature roads, trails/paseos, and other facilities, infrastructure, and amenities to facilitate development of the tract map site.

The Homestead South tract map VTTM 060678 proposes development of 3,617 residences (699 single-family and 2,918 multi-family); 66,400 square feet of retail commercial uses; a 9.4-acre elementary school site; a 19.4-acre junior high school site; a 54.6-acre high school site; 12.1 acres of public parks; 11.0 acres of private recreation areas; and 993.6 acres of open space, which includes the 67.4-acre Grapevine Mesa spineflower preserve. Facilities and infrastructure proposed as part of the Project include a network of roads, trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and recycled water systems (including water tanks), and sanitary sewer and dry utility systems. As explained below, Homestead South includes several proposed off-tract map site improvements required to provide adequate circulation, service, and utilities to the tract map site (External Map Improvements).

The Project Site includes the Homestead South tract map site and External Map Improvements comprising a total of 2,534.5 acres. Of this total, 1,745.7 acres are located within the boundary of the tract map site and entirely within the Newhall Ranch Specific Plan area. The remaining 788.8 acres are situated outside the tract map site and partially outside the Specific Plan area, and would accommodate construction of the External Map Improvements.

The Applicant has requested approval of the Homestead South Tract Map VTTM No. 060678; Conditional Use Permit No. 200500150 that would authorize: (a) development within the Newhall Ranch Specific Plan's River Corridor Special Management Area (SMA)/Significant Ecological Area (SEA) 23 boundaries, (b) on-site and off-site grading in excess of 100,000 cubic yards, and development of Project-related infrastructure (including water tanks and utilities, both on-site and off-site), and (c) development of 250 second dwelling units; Oak Tree Permit No. 200500057 for the removal of 380 oak trees and encroachment upon 82 oak trees located within the Project Site (40 of these trees are also covered by Oak Tree Permit No. 00-196 approved by the County with regard to the Landmark Village project and 30 of

these trees are also covered by Oak Tree Permit Nos. 200500032 and 200500043 approved by the County with regard to the Mission Village project); and Substantial Conformance Review No. 201400004, which would authorize hillside grading, the conversion of a Specific Plan-designated Commercial parcel to Residential, and lot width conformance pursuant to Section 5.2 of the Newhall Ranch Specific Plan. (Refer to Notice of Preparation, Attachment A, Expanded Project Description, for additional description of the proposed Project.)

Surrounding land uses and setting: The uses surrounding the Homestead South tract map site consist primarily of approved or planned development within the approved Specific Plan area or its vicinity. The eastern site boundary of the tract map site abuts the approved Mission Village development (VTM No. 061105), which is a village within the approved Newhall Ranch Specific Plan; to the south is the planned Legacy Village development (VTM No. 061996), located just outside of the approved Specific Plan area; to the west is the planned Potrero Valley development (VTM No. 061911), a village within the approved Specific Plan; and to the north is the approved Landmark Village development (VTM No. 53108), a village within the approved Specific Plan. Further to the east of the Homestead South tract map site are the Entrada South and Entrada North proposed developments; Six Flags Magic Mountain Amusement Park; an existing water reclamation plant (Valencia WRP); a California Highway Patrol station; and business parks, offices, hotels, restaurants, and service stations located adjacent to I-5. The City of Santa Clarita is located further east of the Project Site, just beyond I-5.

Newhall Ranch Specific Plan Program EIR and Tiering: As previously noted, Homestead South is a planned community that would be developed as part of the previously approved Newhall Ranch Specific Plan. The environmental impacts associated with development of the Specific Plan, including Homestead South, were addressed at a program level in the Newhall Ranch Specific Plan and Water Reclamation Plant Environmental Impact Report (Specific Plan EIR) (SCH No. 95011015). A project EIR will be prepared for the Homestead South project that tiers from the Specific Plan Program EIR and, thereby, focuses on those potential impacts not previously addressed in the Specific Plan EIR.

Lead agencies are to conduct “tiered” environmental review to avoid repetitious or redundant analyses. For example, Public Resources Code section 21093, subdivision (a), provides:

The Legislature finds and declares that tiering of [EIRs] will promote construction of needed housing and other development projects by (1) streamlining regulatory procedures, (2) avoiding repetitive discussions of the same issues in successive [EIRs], and (3) ensuring that [EIRs] prepared for later projects which are consistent with a previously approved policy, plan, program, or ordinance concentrate upon environmental effects which may be mitigated or avoided in connection with the decision on each later project.

“Program” EIRs, such as the Specific Plan Program EIR, are among those that may be used for tiering. (CEQA Guidelines, §§ 15152(d), 15168(c).)

Specific to an Initial Study, one of the purposes of the study is to assist in the preparation of the EIR by “identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project’s environmental effects.” (CEQA Guidelines, § 15063(c)(3)(D).) If the lead agency determines that the later activity would have effects *not* examined in the program EIR, “a new initial study would need to be prepared leading to either an EIR or a negative declaration.” (CEQA Guidelines, § 15168(c)(1).) However, if the agency finds that the later activity is “within the scope” of the program EIR, there is no need for new environmental documentation. (Guidelines, § 15168(c)(2).)

In this case, certain potential impacts associated with the Homestead South proposed Project were previously adequately analyzed in the Specific Plan Program EIR pursuant to applicable legal standards and, where such impacts were found to be significant, mitigation was adopted to reduce the identified impacts to less-than-significant levels. These impacts, identified in this Initial Study, are “within the scope” of the Specific Plan Program EIR and no new environmental documentation specific to these impacts is required.

The Newhall Ranch Specific Plan Program EIR includes the Final Program EIR for the Newhall Ranch Specific Plan and WRP, certified on March 23, 1999, and the Newhall Ranch Final Additional Analysis, certified on May 27, 2003. A copy of the Newhall Ranch Specific Plan Program EIR and related materials is available for public review and inspection upon request to the County’s Department of Regional Planning.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement)^a:

Over the years, numerous public agencies have considered and approved other federal, state, and regional permits and authorizations needed to implement the County-approved Newhall Ranch Specific Plan, which includes the proposed Project site. The other permits, approvals, and authorizations were issued as part of the related Newhall Ranch Resource and Management Development Plan (RMDP) and Spineflower Conservation Plan (SCP) project approved by the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Wildlife (CDFW). Also, the Newhall Ranch RMDP/SCP project was the subject of a separate Environmental Impact Statement/Environmental Impact Report (EIS/EIR) approved by both the Corps and CDFW.

The following permits and approvals, among others, already have been issued in connection with the development of the Newhall Ranch Specific Plan site:

- (a) Clean Water Act section 404 permit (No. SPL-2003-01264-AOA) issued by the Corps;
- (b) Biological Opinion (No. 2003-01264-AOA:8-8-09-F-44) issued by the U.S. Fish and Wildlife Service;
- (c) NPDES Permit No. CA-0064556, Order No. R4-2007-0046, issued by the California Regional Water Quality Control Board, Los Angeles Region;
- (d) Master Streambed Alteration Agreement (Notification No. 1600-2004-0016-R5) issued by CDFW;
- (e) Incidental Take Permit No. 2081-2008-012-05 (San Fernando Valley spineflower) issued by CDFW;
- (f) Incidental Take Permit No. 2081-2008-013-05 (multi-species) issued by CDFW;
- (g) traffic mitigation agreements for related projects (Landmark Village/Mission Village) issued by the California Department of Transportation (Caltrans);
- (h) Clean Water Act section 401 Water Quality Certification and Waste Discharge Requirements for the Newhall Ranch RMDP/SCP project (Order No. R4-2012-0139) issued by the California Regional Water Quality Control Board, Los Angeles Region;
- (i) approval of formation of a new County Sanitation District to maintain and operate the approved Newhall Ranch Water Reclamation Plant (WRP), issued by the Los Angeles County Local Agency Formation Commission; and

- (j) approvals of the Interconnection Agreement, which encompasses the plan for coordination of Newhall Ranch Specific Plan wastewater management facilities, issued by the Santa Clarita Valley Sanitation District.

In addition, below is a list of other permits and approvals, which are known to be needed, or may be needed, to implement various Project components in the future.

<i>Public Agency</i>	<i>Approval Required</i>
South Coast Air Quality Management District	Various permits for air emissions required under the Air Quality Management Plan
California Public Utilities Commission	Possible approval of Valencia Water Company service area extension to provide water to the Project Site (if Valencia remains a regulated utility, such approval shall be obtained from the CPUC; however, if Valencia is no longer a regulated utility at the time such approval is required, then approval may be from LAFCO); Approval of a new Southern California Edison Company substation, if necessary;
California Department of Transportation	Traffic Mitigation Agreement with the Project Applicant
City of Santa Clarita	Encroachment permits to construct off-site roadway improvements, if necessary
Newhall School District	Elementary School approved, if constructed by the Applicant
William S. Hart Union High School District	Junior High and High School approved, if constructed by the Applicant
Sanitation Districts of Los Angeles County	Will Serve letter
Valencia Water Company	Water supply assessment and verification
<p>^a <i>This list is not intended to provide the complete and final listing of all future actions required to implement the Project but, rather, identifies those actions that are known at this time to be required, or may be required, in the future.</i></p>	

Major Projects in the Area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
Landmark Village (VTM No. 53108); Project No. 00-196	1,444 residential units; 279,000 square feet of commercial building area; elementary school; community park
Mission Village (VTM No. 061105); Project No. 04-181	4,055 residential units; 1,555,100 square feet of commercial building area; elementary school; community park
Entrada South (VTM No. 53295); Project No. 00-210-(05)	1,574 residential units; 730,000 square feet of retail; elementary school; community park
Entrada North (VTM NO. 071377); Project No. R2013-002833	1,510 residential units; 2,382,400 square feet of commercial and office building area
Legacy Village (VTM No. 61996); Project No. 061996	3,457 residential units; 839,000 square feet of commercial building area; community park
Potrero Village (VTM No. 061911); Project No. 2013-01790)	4,296 residential units; 250,000 square feet of commercial building area; elementary school

<i>Project/Case No.</i>	<i>Description and Status</i>
Valencia Commerce Center Phase III	664,000 square feet of industrial and retail uses
Valencia Commerce Center Phase IV (PM 18108); Project No. 87150	3,600,000 square feet of industrial and commercial business park uses
Chiquita Canyon Landfill; Project No. R2004-00559	Public sanitary landfill
Sterling Industrial Center (PM No. 060030); Project No. 03-238	1,350,000 square feet of industrial uses

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans
- USFWS
- State Dept. of Fish and Wildlife
- SCAQMD
- California Public Utilities Commission
- City of Santa Clarita
- Newhall School District
- William S. Hart Union High School District
- Sanitation Districts of Los Angeles County

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Newhall School District
- Castaic Union School District
- William S. Hart School District
- California Dept of Water Resources
- SCOPE (Courtesy Notification)
- Valencia Water Company
- DOC DOGGR
- DTSC
- Ventura County
- SCAG

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- County of Los Angeles Public Library

Development Monitoring System (DMS):

Introduction: The General Plan of the County of Los Angeles includes provisions known as the “Development Monitoring System” (DMS) to give the County planning agency—the Regional Planning Commission and/or Department of Regional Planning—information about the existing capacity of available specified public services in the four major Urban Expansion Areas of the Los Angeles County General Plan (Antelope Valley, Santa Clarita Valley, Malibu/Santa Monica Mountains, and East San Gabriel Valley).² The primary purpose of DMS is to ensure that new development in Urban Expansion Areas will occur in a manner consistent with stated DMS policies and will pay for the expansion costs that it generates.

In accomplishing the purpose stated above, the DMS will determine the availability of school, fire, sewerage, library, water and road services and facilities on an individual and cumulative basis, and analyze the expansion costs to school, fire, sewerage, and library providers and work towards ensuring that the expansion costs of new development are paid for by that development.

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure prescribed by state law (i.e., California Environmental Quality Act (CEQA)). The DMS also shall apply to pending and future urban development applications for changes of zone classification, general plan amendments, conditional use permits, other zoning permits, and subdivisions in Urban Expansion Areas. The DMS is to ensure, from a planning perspective, that services can be expanded to meet future growth projections. Service providers (e.g., water agencies, sewer districts, school districts) are encouraged to use the DMS data in their planning and programming efforts; however, the County cannot mandate use of DMS data by outside agencies or districts.

To ensure new development is located in close proximity to services and existing development, DMS states that in no event is the proposed development to be located beyond one (1) mile of an existing development or service. Also, DMS states that new development is to be located within, generally, five (5) miles of commercial services and job opportunities.

The DMS involves basically two procedures: data gathering and management, and evaluation of urban development applications (case processing). Each procedure is described in the County’s DMS. For example, the DMS updating of data occurs at the data gathering and management procedural step, not the case processing step. During the separate case processing step, the updating of specified public services and capacities occurs during both the CEQA-required Initial Study phase and the CEQA compliance phase following completion of the Initial Study process.

As stated, the DMS analysis is to be incorporated into the environmental review procedures, pursuant to CEQA. For example, if the Initial Study indicates that a project’s infrastructure or public service needs can be met, then a no significant impact determination can be made. If, however, the Initial Study indicates that a project’s infrastructure for public services are not adequate, or may not be adequate, then a potential significant impact determination is made; the appropriate environmental document is prepared (i.e., an EIR, Negative Declaration, or Mitigated Negative Declaration); and the applicant is permitted to propose mitigation for such public service impacts as allowed by both DMS and CEQA. The mitigation may include

² See Resolution of the Board of Supervisors of the County of Los Angeles Relating to Plan Amendment Case No. SP 86-173, adopted on March 21, 1987.

redesign, reduction of units, financing of the expansion costs of any service extension, or financing of public services needed for the proposed new development.

During case processing, County staff will prepare a report on the project, consistent with the stated policies in DMS. The report will discuss general plan issues, zoning and/or design issues, and environmental/infrastructure issues. This report may be referred to as the case report, staff agenda, or staff report. The decision maker (Regional Planning Commission or Hearing Officer, depending on the case) will consider the environmental document and the staff report prior to making a decision.

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

If the proposed development meets the DMS criteria, or equivalent data, it shall be found in compliance with the DMS. If the proposed development does not meet the DMS criteria, or equivalent data, mitigation measures recited in each section of the EIR shall be considered and applied prior to any approval. If the application of the mitigation measures brings the proposed development into conformance with the policies set forth in DMS, and the various areas of analysis remain under applicable environmental thresholds, or, a statement of overriding considerations is determined appropriate for a given area of analysis that exceeds thresholds, then the County planning agency may approve the proposed development, making appropriate findings. If the application of mitigation measures is not sufficient, or if the mitigation measures or alternatives are not feasible, then the planning agency shall deny the proposed development or provide a statement of overriding considerations.

The County planning agency shall make findings supported by substantial evidence: (1) that the proposed development conforms to established DMS criteria, or equivalent data; and (2) that the development is consistent with the policies set forth in DMS.

Project Subject to DMS: The Homestead South project is located within the Santa Clarita Valley, and the Valley is one of the Urban Expansion Areas within DMS. The Applicant also has submitted a development application with respect to the Homestead South project, and that application includes a subdivision map application (VTM No. 060678). Therefore, the Homestead South project is subject to a County DMS analysis and that analysis is commenced in this Initial Study phase of the environmental review procedures prescribed by CEQA.

DMS Infrastructure/Service Provisions: This Initial Study contains general information concerning the availability of water, sewage disposal, school, fire, and library infrastructure and services. It also has made an environmental finding that a project EIR is required for the Homestead South project that will tier from the previously certified EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant (SCH No. 95011015; Specific Plan EIR). Accordingly, during processing of the Homestead South project EIR and related staff reports, the EIR shall utilize the most current DMS data and criteria/methodology available (or equivalent available data), and it shall analyze the expansion cost to water, sewage disposal, school, fire, and library providers and work toward ensuring that the expansion costs of the new development within

Homestead South are paid for by that development. The Regional Planning Commission will consider and adopt appropriate DMS findings based on substantial evidence in the record.

DMS Access Provisions: As stated above, DMS also includes analysis of the access factors associated with a development project in an Urban Expansion Area. Under DMS, where applicable, a project shall be located within one (1) mile of other existing development or services and in reasonable proximity to commercial development and job opportunities (generally within five (5) miles) and shall be served by an acceptable level of road service. If it is determined that the project is not located in proximity to commercial and employment facilities, mitigation measures set forth in DMS shall be considered and applied prior to any approval of the project.

As applied, the Homestead South project is situated within the boundary of the Newhall Ranch Specific Plan, approved by the County Board of Supervisors on May 27, 2003. Before the Board consideration of the Specific Plan, the Regional Planning Commission already adopted findings to the effect that the Specific Plan, which includes the Homestead South project, satisfies the DMS access requirements because the Specific Plan site is located approximately one-eighth of a mile from the Six Flags Magic Mountain Amusement Park, Castaic Junction, and the Valencia Commerce Center, and approximately three quarters of one mile from the Valencia Industrial Park. All of these existing development areas are served by County or other public services and provide substantial commercial services and job opportunities.

The project EIR for Homestead South also will include its own traffic/access section. This EIR section will analyze the road network that will serve the Homestead South project in conjunction with other cumulative development; and that analysis will focus on whether the project will be served by an acceptable level of road service and public transportation, in conjunction with other related cumulative development in the project vicinity. The Regional Planning Commission will consider and adopt appropriate DMS findings based on substantial evidence in the record.

DMS Environmental Provisions: DMS includes analysis of certain environmental factors associated with a development application. Specifically, DMS requires each development application to determine whether or not it will have a significant environmental effect on geotechnical, flood hazard, fire, natural resources, and open space. As applied, the project EIR for Homestead South will include its own geology/geotechnical section, flood/hydrology section, fire protection service section, and biota section (including the analysis of natural resources and open space). The Regional Planning Commission will consider the environmental-related information presented in the project EIR and adopt appropriate DMS findings based on substantial evidence in the record.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- Aesthetics
- Agriculture/Forest
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

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

Signature (Prepared by) *K. K. Szalay*

Date *3/20/14*

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project’s impacts are significant, the analysis should consider, when relevant, the effects of future climate change on: 1) worsening hazardous conditions that pose risks to the project’s inhabitants and structures (e.g., floods and wildfires), and

2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

INITIAL STUDY ENVIRONMENTAL FACTORS

1. AESTHETICS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

The Newhall Ranch Specific Plan Program EIR analyzed urban development across the Homestead South site and determined that views of the Newhall Ranch property would primarily occur within visual corridors located along the SR-126 and I-5 roadways. Due to the travel speeds along these roadways the viewing audience within these visual corridors would be highly mobile with views of the Newhall Ranch property lasting for short periods of time. The Specific Plan EIR also determined that the permanent resident populations whose views of scenic vistas would be affected by Newhall Ranch development consisted of a relatively small resident population in the community of Val Verde (i.e., located north of the Newhall Ranch property) and more distant residential locations in the northern part of the Santa Clarita Valley from which views of and across the Newhall Ranch site towards existing scenic vistas are available. The Specific Plan EIR also analyzed conditions relative to the Rim of the Valley Trail corridor. Further discussion of this location is provided under Checklist Question 1.b, below.

The Specific Plan EIR determined that the Newhall Ranch Specific Plan incorporates many regulations and guidelines which would result in the protection of the visual quality of scenic vistas from public roads, particularly SR-126. Further, the Specific Plan EIR determined that the Newhall Ranch Specific Plan is consistent with the intent of the County General Plan with respect to visual considerations in that it incorporates many measures which would result in the protection of the visual quality of scenic views from public roads, trails and key vantage points. However, despite such measures and the amount of open land that would be provided within the Newhall Ranch site, the Specific Plan EIR determined that Newhall Ranch development would have a significant impact on scenic vistas.

The Homestead South project would be located near the Santa Clara River/SR-126 visual corridor. The area along SR-126 in the area of the Project Site has views of the river and the mesas to the south. As discussed above, the Specific Plan EIR determined that development anticipated to occur in the Project area would have a significant impact on scenic vistas. In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to scenic vistas which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR evaluated potential visual impacts from existing recreational areas. Based on field surveys, it was determined the greatest potential view impact attributable to Newhall Ranch development, which included development across the Homestead South site, would be from a location elevated above the Specific Plan site. It was further determined that the recreational area which most fits this description is the

Rim of the Valley Trail located southeast of the Specific Plan site. The Specific Plan EIR determined that from the Rim of the Valley Trail views of only a small portion of the proposed development would be visible and that these views would be visible at a great distance from the Newhall Ranch property. The Specific Plan EIR further determined that urban development is already visible from this location, and the portions of the proposed Specific Plan that would be visible would be visually compatible with its surroundings. On these bases, the Specific Plan EIR determined that less-than-significant impacts would occur with regard to obstructing views from this viewshed.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to regional riding or hiking trails not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that no portion of the Specific Plan area or roadway in the Specific Plan area is designated as an adopted "Scenic Highway" by the State of California, the Counties of Los Angeles or Ventura, or the City of Santa Clarita. On this basis, the Specific Plan EIR determined that no adverse impacts to designated "Scenic Highways" could result from implementation of the Newhall Ranch Specific Plan. The Specific Plan EIR also indicated SR-126 is, however, designated in the County of Los Angeles General Plan as a "First Priority Scenic Route" which is proposed for further study, but has no regulatory restrictions placed on it. As stated in the Specific Plan EIR, the County of Los Angeles General Plan allows urban development along scenic highways and first priority scenic routes.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to scenic resources not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that development, which includes development across the Homestead South site, in accordance with the development regulations and design guidelines set forth in the Newhall Ranch Specific Plan would lead to a developed image that blends pleasantly into adjoining natural landscapes and reduces the amount of alteration to the natural landforms and scenic natural features found on the Specific Plan site. The Specific Plan EIR further concluded that the Newhall Ranch Specific Plan also includes landscape standards directing the use of drought-tolerant and native plants (including the replacement of removed oak trees) that would further highlight the natural surrounding environment. On these bases, the Specific Plan EIR determined that as a result, the built environment's dominance within the natural terrain will be reduced. The Specific Plan EIR went on to determine that despite such features, significant visual character impacts will result from the change in the visual character of the Newhall Ranch site from rural to urban.

The Homestead South project would alter the visual character of the Project Site as seen from various vantage points surrounding the Project Site by adding urban uses in currently undeveloped areas and, thereby, potentially could be viewed by some as substantially degrading the existing visual character or quality of the site. In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to the visual character of the Project site not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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



The Specific Plan EIR included a shadow analysis to determine if the Specific Plan, which included development across the Homestead South site, would cast new shadows affecting existing land uses. Two locations, neither of which are on or adjacent to the Homestead South site, were chosen for analysis based on the Specific Plan's proximity to existing land uses that could be affected by Specific Plan shadows. The Specific Plan EIR determined that less-than-significant impacts would occur at both of the locations analyzed.

As the Homestead South site is not adjacent to any existing development, shadow impacts to existing land uses are not anticipated. Nonetheless, pursuant to CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for the Project to create substantial shadows which would adversely affect daytime views in the area that were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

The Specific Plan EIR analyzed potential impacts related to increases in the amount of glare (including reflected light) generated at the Specific Plan site during the day, and the amount of light generated during the night. The Specific Plan EIR determined that the combined effect of all the light and glare generated on the Specific Plan site, including development across the Homestead South site, would create conditions similar to the neighboring community of Valencia. To ensure that such impacts are minimized, the Specific Plan contains standards to control the placement and orientation of lighting fixtures to prevent glare or light intrusion into adjacent areas. The Specific Plan EIR determined that while such measures would minimize the outward and upward migration of nighttime light, as the Newhall Ranch site produces little or no light or glare, light and glare impacts on the surrounding area would constitute a substantial change. This change in environmental conditions was determined to be a significant impact for motorists traveling on local roadways and for residents who reside adjacent to the Newhall Ranch site.

The transformation of the currently undeveloped site into a residential and commercial community would create nighttime illumination that may be noticeable from off-site locations (e.g., motorists traveling within the SR-126 corridor) and, as such, potentially could be viewed by some as adversely affecting nighttime views in the area. However, direct views of the Project Site would be limited. New buildings may also have glare surfaces. In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the extent to which new light or glare sources are introduced that could adversely affect day or nighttime views not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Specific Plan EIR analyzed agricultural resources in terms of prime agricultural land, which was defined to include “Prime Farmland,” “Unique Farmland,” “Farmland of Statewide Importance,” and “Farmland of Local Importance” (as defined by the Department of Conservation). Thus, the analysis presented in the Specific Plan EIR analyzed the types of farmland identified in this Initial Study question. The Specific Plan EIR determined that the conversion of prime agricultural land for urban development is a significant impact even though Newhall Ranch development would be part of a larger and continuing trend in Los Angeles County to convert cultivated farmland to urban land uses to accommodate an ever-growing population. The Specific Plan EIR also determined that the loss of agricultural productivity on prime agricultural land is a less-than-significant impact due to the impaired quality of the agricultural land found within the Newhall Ranch property.

According to the Farmland Mapping and Monitoring Program (FMMP), the Project Site is predominantly categorized as “Grazing Land,” with some areas categorized as “Prime Farmland,” “Farmland of Statewide Importance,” and “Unique Farmland.” Therefore, the Project potentially could convert Farmland to non-agricultural uses.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur due to the conversion of prime agricultural land (i.e., “Prime Farmland,” “Unique Farmland,” and “Farmland of Statewide Importance”) which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The adoption of the Newhall Ranch Specific Plan by the County of Los Angeles Board of Supervisors included a rezoning of the Newhall Ranch property to “Specific Plan.” In addition, the portions of the Project Site located outside the boundaries of the Newhall Ranch Specific Plan are not zoned for agricultural use. As such, the Project Site is not zoned for agricultural use, is not designated an Agricultural Opportunity Area, and does not contain a Williamson Act holding. (There are no lands covered by the Williamson Act in Los Angeles County.) Therefore, the Project would not conflict with the land use limitations imposed by these designations and any potential impacts associated with such conflict are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

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

The Project Site is not zoned for, nor would it cause the re-zoning of, forest land, timberland or Timberland Production. Therefore, the Project would not conflict with these land use designations and any potential impacts associated with such conflict are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

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

The Specific Plan EIR states that native trees (i.e., oak trees and cottonwood trees, which are considered Forest Land as defined by Public Resources Code section 12220(g)) are located within the Newhall Ranch site. Mitigation measures are included in the Specific Plan EIR to mitigate the loss of these resources. Thus, impacts to forest resources resulting from Newhall Ranch development would be less than significant. Pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to Forest Land which were not addressed by the analyses presented in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

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

The Project would involve no other changes in the existing environment that could result in the conversion of Farmland or forest land to non-agricultural or non-forest uses, respectively, beyond those changes addressed by Checklist Questions 2a. and 2d. See Response to Checklist Questions 2a. and 2d. Therefore, any potential impacts associated with such changes are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Specific Plan site is located within the South Coast Air Basin, which is under the jurisdiction of the SCAQMD. The Specific Plan EIR determined that Newhall Ranch development would be consistent with the SCAQMD's Air Quality Management Plan (AQMP) for the following reasons: (1) the Specific Plan's entire contribution to the population of the Santa Clarita Valley has been accounted for in SCAG's population forecast; (2) Specific Plan development reduces vehicle miles travelled, and resultant air emissions, by promoting efficient local travel by a combination of transportation modes (including bicycles, walking, bus transit, and automobiles), and provides future residents with a range of on-site employment opportunities and services (including parks, schools, and retail shopping areas) that are interconnected by an efficient means of access to these uses, (3) Specific Plan development is located adjacent to existing job centers (e.g., Valencia Commerce Center, Industrial Center and Corporate Center) which reduces the need for longer commutes to more distant employment centers; and (4) Specific Plan development would comply with SCAQMD Regulation XIII which would reduce potential point source emissions to less-than-significant levels.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur with regard to consistency with the SCAQMD's AQMP which were not identified in the Specific Plan EIR as well as Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Specific Plan EIR analyzed both construction-related and operation-related air emissions attributable to Specific Plan development. The analysis of construction-related air emissions included emissions generated by on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use. During the construction stages, emissions of carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NO) and particulate matter-10 micron (PM₁₀) would exceed the thresholds of significance recommended by the SCAQMD. Operational emissions generated by Specific Plan development would exceed the SCAQMD thresholds of significance for CO, VOC, NO_x oxides of sulfur (SO_x), and PM₁₀. The Specific Plan EIR also determined that large quantities of toxic air pollutants are not expected to occur and that the use of toxic substances that could involve an air release would be subject to SCAQMD regulatory control. As a result, the Specific Plan EIR determined that impacts associated with toxic air pollutants would be less than significant.

The mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan included a wide range of measures to reduce construction-related and operational-related emissions. The Specific Plan EIR determined that while the mitigation measures would reduce emissions to the extent feasible, Specific Plan development would result in significant unavoidable construction-related and operation-related emissions. Also see Response to Checklist Question 3.a.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur with regard to construction-related and operation-related emissions which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR analyzed cumulative impacts with regard to criteria pollutants and determined the following: (1) the rate of growth in vehicle miles traveled associated with the proposed residential and supporting uses (i.e., parks, schools, and golf course) would occur at a lower rate than the rate of growth associated with the expected on-site population; (2) Specific Plan development would exceed the SCAQMD's performance standard for annual emissions reductions of one percent; and (3) the rate of growth of vehicle miles travelled generated by the proposed on-site employment centers (i.e., Commercial, Business Park, commercial office, and WRP uses) would exceed the rate of growth in jobs provided by the uses. In the context of the first two conclusions, cumulative impacts would be less than significant. However, based on the third conclusion, the Specific Plan EIR determined that a significant cumulative air quality impact would occur.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for cumulative air quality impacts to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

d) Expose sensitive receptors to substantial pollutant concentrations?

The Specific Plan EIR analyzed pollutant concentrations in terms of CO emissions during operations. This type of analysis was selected because as stated in the Specific Plan EIR, "CO is considered the foremost localized problem related to motor vehicle sources." With regard to this analysis, the Specific Plan EIR determined that operational CO concentration impacts would be less than significant.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for operational CO concentration impacts to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map

Improvements). The Homestead South EIR, in addition to these analyses, will also analyze other pollutant concentrations pursuant to current SCAQMD requirements.

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

The Specific Plan EIR determined that odors associated with Specific Plan development would result primarily from cooking activities within the proposed food services and eating establishments. Odors from these sources were concluded to be a less-than-significant impact with compliance with County Department of Health Services and SCAQMD permit requirements. The Specific Plan EIR also concluded that odor impacts originating at the Chiquita Canyon Landfill would be less than significant given the operational techniques employed as part of routine landfill operations as well as the use of a gas collection and flaring system.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for odors to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Specific Plan EIR determined that the Newhall Ranch property has a high diversity of biological resources, including sensitive species, and that the construction and operation of Specific Plan development would impact sensitive species through the loss of habitat. The Specific Plan EIR further determined that with the implementation of the measures contained in the Specific Plan’s Resource Management Plan and the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan, impacts on sensitive species would be reduced, but would remain significant.

The Specific Plan EIR also analyzed at a program level the direct, indirect, and cumulative impacts due to development of the Specific Plan on the endangered San Fernando Valley spineflower and other sensitive plant species, and included a comprehensive set of mitigation measures as part of a program to avoid or minimize impacts to the spineflower and other sensitive species that may be found on the Specific Plan site. In addition, the Specific Plan EIR contemplates the need to obtain federal and state permits to address potential impacts to sensitive species and their habitat.

In December 2010 and October 2012, CDFW and the Corps, respectively, approved the Newhall Ranch RMDP/SCP project and related federal and state permits. The RMDP component of the RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the Santa Clara River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan area. The SCP component is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *fernandina*; spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan, the Valencia Commerce Center planning area, and the Entrada planning area and, thereby, provides conservation planning and preserve design for all of the Applicant's land holdings in Los Angeles County that contain known spineflower populations.

In connection with the RMDP, in December 2010, CDFW approved two Incidental Take Permits, one addressing multi-species (No. 2081-2008-013-05) and the other addressing the San Fernando Valley spineflower (No. 2081-2008-012-05). At the time, CDFW also approved a Master Streambed Alteration Agreement (Notification No. 1600-2004-0016-R5). Thereafter, in September 2012, the Los Angeles Regional Water Quality Control Board approved a Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements (WDRs) for Newhall Ranch (Order No. R4-2012-0139). And, in October 2012, the Corps issued its Final Clean Water Act section 404 permit (No. 2003-01264-AOA) for

Newhall Ranch. These federal and state permits provide further mitigation to protect sensitive natural resources on Newhall Ranch, and will be taken into account in the proposed EIR for Homestead South.

In addition, in light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to sensitive species which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Newhall Ranch Specific Plan would develop approximately 5,793 acres of the 11,999-acre Specific Plan site (or 49 percent of the site), and would preserve as undeveloped land a total of approximately 6,170 acres (or 51 percent of the site). In addition, 1,517 acres of off-site land in the Salt Creek watershed in Ventura County, adjacent to the Newhall Ranch property would be dedicated to the public. The Specific Plan EIR determined that the majority of the proposed development area is situated in areas with low to moderate habitat values and the areas with the highest value habitats occur within the areas with the least percentage of area impacted. The Specific Plan EIR further determined that based on the amount of habitat lost and that portions of proposed development would occur in sensitive upland and riparian habitats, impacts with regard to habitat for wildlife and plants is considered significant, but is not considered significant for fish. Implementation of the measures contained in the Specific Plan RMP and the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce some, but not all, Specific Plan impacts to less-than-significant levels.

The Specific Plan EIR also considered the biological impacts on the Santa Clara River corridor due to channelization, increased flow velocities, and bank hardening. The EIR determined that the overall mosaic of habitats in the river would be maintained with development of the Specific Plan because the key hydraulic characteristics would not be significantly different under the Specific Plan. Based on these results, the floodplain modifications associated with the Specific Plan (e.g., bank protection and bridges) would not cause significant changes to key hydraulic characteristics and, therefore, would not alter the amount and pattern of aquatic, wetland, and riparian habitats in the river at the Specific Plan site and downstream in Ventura County.

In addition, as noted above in subsection (a), in December 2010 and October 2012, CDFW and the Corps, respectively, approved the Newhall Ranch RMDP/SCP project and related federal and state permits. These federal and state permits provide further mitigation to protect sensitive natural resources on Newhall Ranch, and will be taken into account in the proposed EIR for Homestead South.

The Specific Plan EIR also analyzed encroachment into the FEMA 100-year floodplain in relation to the Specific Plan development; the Board of Supervisors also heavily debated and discussed floodplain impacts during hearings on the Specific Plan. The Board of Supervisors, in approving the Newhall Ranch Specific Plan, permitted certain encroachments within the FEMA 100-year floodplain; and the Landmark Village Final EIR (SCH No. 2004021002) determined that the Landmark Village project, as revised, was consistent with the impacts to the FEMA 100-year floodplain that were approved by the Board in conjunction with the

Newhall Ranch Specific Plan. (The Board certified the Landmark Village Final EIR on October 4, 2011, and approved the Landmark Village project on February 21, 2012.)

Thus, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to sensitive natural communities which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that jurisdictional wetlands that may be disturbed in the upland portions of the Ranch are typically ephemeral, and are generally considered less sensitive than those that occur along or near the Santa Clara River. Implementation of the Specific Plan would result in the loss of jurisdictional wetlands, waters of the U.S., and their associated aquatic habitat along the Santa Clara River. In addition, jurisdictional waters may be subject to disturbance along the drainage features and intermittent streams in the upland portion of the Newhall Ranch. The severity of this impact will be offset by implementation of measures contained in the Specific Plan Resource Management Plan and the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan.

Additionally, the U.S. Army Corps of Engineers issued a Clean Water Act Section 404 Permit (No. SPL-2003-01264-AOA) for the Newhall Ranch project on October 19, 2012. (The Los Angeles Regional Water Quality Control Board issued its Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements (Order No. R4-2012-0139) for the Newhall Ranch project on September 14, 2012; and the U.S. Fish and Wildlife Service issued its "no jeopardy" Biological Opinion for the project on June 7, 2011.) Further, the California Department of Fish and Wildlife (formerly Department of Fish and Game) issued its Master Streambed Alteration Agreement (Notification No. 1600-2004-0016-R5) for the Newhall Ranch project on December 3, 2010.

The Santa Clara River and its tributaries are present on the Homestead South site and potentially could be adversely affected by Homestead South development. In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to wetlands and waters of the United States which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that portions of the Specific Plan area function as important wildlife corridors and habitat linkages between large contiguous blocks of open area. These include the Santa Clara River Corridor Special Management Area/Significant Ecological Area 23 (River Corridor SMA/SEA 23) and the area located in the southern portion of the Specific Plan site in the Santa Susana Mountains (referred to as the High Country SMA/SEA 20). With regard to these wildlife corridors and habitat linkages, the Specific Plan EIR determined that while the Specific Plan preserves the primary and highest quality wildlife movement corridors found within the Specific Plan site (the Salt Creek corridor), as well as other periodic canyon connections between the Santa Clara River and the uplands, the impact potential of implementation of the Specific Plan on the movement of resident wildlife species is considered significant due to the reduction in open land available for wildlife movement between the River and upland areas. Further, the impact potential of implementation of the Specific Plan on the movement of resident fish species is considered less than significant.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to wildlife corridors and habitat linkages which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The Specific Plan EIR determined that the Specific Plan site includes approximately 1,090 acres of coast live oak woodland, valley oak woodland, and valley oak savanna, as well as approximately 219 acres of riparian woodland and 26 acres of cottonwood/oak woodland. The Specific Plan EIR also determined that the development of the Newhall Ranch project would result in the loss of some of this acreage. The Specific Plan's Resource Management Plan provides numerous mitigation measures to reduce the potential impacts to the woodland habitat present within the Specific Plan site. In addition, mitigation adopted by the County in connection with its approval of the Specific Plan would also reduce these impacts. However, in spite of these measures, the Specific Plan EIR determined that impacts to woodlands located within the Specific Plan site would still be considered significant.

The Homestead South site includes a total of 1,445 oak trees. Of this total, 380 would be removed and an additional 82 would be encroached upon (approximately 40 of these trees are also covered by Oak Tree Permit ROAK00-196 approved by the County with regard to the Landmark Village project and 29 of these trees are also covered by Oak Tree Permits 200500032 and 200500043 approved by the County with regard to the Mission Village project). Therefore, the Project potentially would result in the conversion of oak woodlands.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to woodlands which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?



The Specific Plan EIR determined that implementation of the Specific Plan would result in an impact on up to 648 oak trees or 4 percent of the estimated 16,314 trees which occur within the Specific Plan site and that any oak tree removals or encroachments would occur in accordance with the requirements set forth in the County's Oak Tree Ordinance and the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan. With adherence to these requirements, the Specific Plan EIR determined that less-than-significant impacts with regard to oak trees that are subject to the Los Angeles County Oak Tree Ordinance would occur.

The River Corridor SMA/SEA 23 and the High Country SMA/SEA 20 occur within portions of the Specific Plan site. The Specific Plan EIR determined that the boundaries of SEA 20 and SEA 23 that were adopted by the County in connection with its approval of the Specific Plan, in part, better reflect the biological resources present on the Specific Plan site. The Specific Plan EIR determined that the impacts of Specific Plan development on SEA 23 are addressed by the Specific Plan's Resource Management Plan which states that restoration of the River would occur which would offset the potential impacts associated with the loss of sensitive River resources. Further, the Specific Plan included the permanent dedication of land located adjacent to the south side of the River Corridor SMA/SEA 23 and included the steep oak-filled canyons, blueline streams (drainages) tributary to the River, the River bluffs, and ridges contiguous with the River Corridor SMA/SEA 23. Given the avoidance of impacts associated with construction and operation, mitigation proposed within the Specific Plan's Resource Management Plan and the Specific Plan EIR, and the dedication of Open Area adjacent to the River Corridor SMA/SEA 23, impacts to SEA 23 were determined in the Specific Plan EIR to be less than significant. The Specific Plan EIR also determined that the Specific Plan is consistent with the County General Plan policies requiring protection of natural resources in SEAs as those standards apply to SEA 23, and that the Specific Plan is compatible with the sensitive resources found within SEA 23.

Impacts with regard to the High Country SMA/SEA 20 were determined in the Specific Plan EIR to be less than significant for the following reasons: (1) the Specific Plan increases the amount of land area in SEA 20 by approximately 3 acres; (2) the Specific Plan increases the amount of higher value habitat in the SEA by 178 acres; (3) the amount of land devoted to the habitat types SEA 20 is known for (oak woodland type habitats) increases by approximately 28 acres; (4) the Specific Plan provides for a major interconnection (Salt Creek Canyon) between SEA 20 and the Santa Clara River which allows for the continued movement of species between SEA 20 and major undeveloped lands to the north and south; and (5) the Specific Plan provides for the actual permanent dedication of land located within the SEA and removal of cattle grazing, except for grazing for resource management purposes, as development occurs.

A portion of the Homestead South Project Site is located within the Newhall Ranch Specific Plan's River Corridor SMA/SEA 23. No Wildflower Reserve Areas or Sensitive Environmental Resource Areas are known to exist on the Project Site.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts with regard to local policies or ordinances protecting biological resources which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Homestead South project would be implemented in accordance with all of the provisions set forth in the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan and associated Environmental Impact Statement and Environmental Impact Report (EIS/EIR; SCH No. 2000011025). No other state, regional or local habitat conservation plans pertain to the Project Site. Therefore, the Project would not conflict with an adopted habitat conservation plan and any potential impacts associated with such conflict are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Homestead South Project Site is vacant except for sheds, barns, and agriculture related structures and, as such, does not contain historic resources beyond those addressed by subsections b) and c) below. Additionally, the Site is not “historically significant” in that it does not meet the criteria for listing in the California Register of Historical Resources. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource and any potential impacts associated with such change are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Specific Plan EIR determined that the Newhall Ranch Specific Plan study area has a very low density of archaeological remains, with most of the identified sites located along the Santa Clara River. The Phase I archaeological survey and Phase II archaeological testing program, included within the Specific Plan EIR, identified eight prehistoric archaeological sites and one isolated artifact and determined that four of these sites had the potential to provide information regarding prehistoric life in the Santa Clarita valley. The Specific Plan EIR also determined that the two historical sites identified within the Newhall Ranch Specific Plan study area fall outside the area to be developed. The mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce impacts that may occur during Specific Plan development to less-than-significant levels.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur with regard to archaeological resources which were not identified in the Specific Plan EIR, as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Specific Plan EIR determined that grading within on-site areas underlain by the Pico and Saugus Formations has a high potential to yield paleontological resources, whereas grading in areas underlain by Quaternary terrace deposits and Quaternary older alluvium has a moderate potential to yield paleontological resources. Based on these conclusions, the Specific Plan EIR determined that grading associated with

Newhall Ranch development could result in significant impacts to paleontological resources. The mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce potentially significant paleontological impacts to a less-than-significant level.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur with regard to paleontological resources which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that certain, specified archaeological sites contain a burial of human remains. On this basis, the Specific Plan EIR determined that development in this area could result in a significant impact. The mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce potentially significant impacts to human remains to a less-than-significant level.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur with regard to human remains which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed Project would comply with the applicable County energy conservation related ordinances listed in this Checklist Question. Therefore, the Project would not conflict with the referenced ordinances and any potential impacts associated with such conflict are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Specific Plan EIR analyzed energy-related issues in terms of electricity and natural gas consumption and determined that Specific Plan development would result in less-than-significant impacts to natural gas and electricity resources provided by the Southern California Gas Company (SCGC) and Southern California Edison (SCE). This determination was based in part on the mitigation measures adopted by the County in connection with its approval of the Specific Plan, as well as recognition of natural gas and electricity as a nonrenewable and finite resource, and the fact that Specific Plan development would comply with the conservation measures required under Title 24 of the California Administrative Code, which would assure responsible natural gas and electricity consumption on the part of the Newhall Ranch developer, residents, employees, and others.

The following mitigation measures, which were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003),³ would apply to the Homestead South project:

Natural Gas

Mitigation Measure SP 4.13-1: All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.

Mitigation Measure SP 4.13-2: A letter from Southern California Gas Company (SCGC) or other gas provider is to be obtained prior to recordation of all future subdivisions stating that service can be provided to the subdivision under recordation.

³ See Mitigation Measure 4.18-4 in both the certified Specific Plan EIR (March 9, 1999) and adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

Mitigation Measure SP 4.13-3: The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.

Mitigation Measure SP 4.13-4: All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.

Electricity

Mitigation Measure SP 4.14-1: All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.

Mitigation Measure SP 4.14-2: Southern California Edison (SCE) or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions.

Mitigation Measure SP 4.14-3: All future tract maps are to comply with SCE or other energy provider guidelines for grading, construction, and development within SCE easements.

Mitigation Measure SP 4.14-4: Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and SCE or other energy provider as each tract is designed and constructed.

Mitigation Measure SP 4.14-5: All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to SCE or other energy provider facilities as a condition of their approvals.

In addition to compliance with the previously adopted Specific Plan mitigation measures, the proposed Project would be constructed in conformance with the latest energy and building standards. Consequently, the Project would not result in an inefficient use of energy resources and any potential impacts associated with such use are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

7. GEOLOGY AND SOILS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The Specific Plan EIR identified two potentially active faults within the Newhall Ranch site, but no active faults or Alquist-Priolo Special Study Zones. The nearest Alquist-Priolo Special Study Zone is located approximately 2.5 miles southeast of the Homestead Project Site at Stevenson Ranch. Of the two potentially active faults, the Del Valle fault occurs on the Homestead South site and, therefore, potentially could expose people or structures to potential substantial adverse effects. The Salt Creek fault is mapped approximately 1 mile to the southwest of the Homestead South site on the south side of Potrero Canyon, southeast of Potrero Mesa. The Specific Plan EIR determined that with compliance with Los Angeles County requirements and the Uniform Building Code, seismic effects on Newhall Ranch development would be less than significant.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for seismic impacts to occur which were not identified in the Specific Plan EIR, as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

ii) Strong seismic ground shaking?

The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. The Specific Plan EIR determined that the structural design for buildings and other improvements constructed on the Specific Plan site would adequately accommodate peak ground acceleration from the most likely significant earthquake (which will be generated by the San Andreas fault or San Gabriel fault) because these peak acceleration levels are expected to be within the levels addressed by the Uniform Building Code. The Specific Plan EIR further determined that with compliance with Los Angeles County requirements and the Uniform Building Code, seismic effects on Specific Plan development would be less than significant.

Thus, the Homestead South site is likely to experience intermittent ground shaking during the life of the proposed development, which potentially could expose people or structures to substantial adverse effects. To minimize seismic impacts, the Homestead South project would comply with the CA Department of

Conservation, Division of Mines and Geology Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), which provides guidance for reducing seismic-related hazards. In addition, the Homestead South project would adhere to County and State building codes to minimize seismic-related hazards.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for seismic ground shaking impacts to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that the potential for seismic-related ground failure, including liquefaction and lateral spreading, exists within the Newhall Ranch site, but with the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan, construction in areas that exhibit these characteristics would be less than significant.

Specific to the Homestead South site, groundwater levels within the site range from 7 to 50 feet below the existing ground surface. Based on mapping prepared by the California Geological Survey, the major canyons located within the Homestead South site (Potrero Canyon and Long Canyon) are located within the Seismic Hazard Zone for liquefaction and, therefore, the Project potentially could expose people or structures to substantial adverse effects.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for seismic-related ground failure impacts (including liquefaction and lateral spreading) which were not identified in the Specific Plan EIR. In addition, the potential for these types of impacts to occur outside the boundaries of the Specific Plan (i.e., within the limited portions of the Project's External Map Improvements) will also be analyzed in the Homestead South EIR.

iv) Landslides?

The Specific Plan EIR determined that landslides exist on the Specific Plan site that require stabilization, or removal and replacement unless proposed cut slopes can be designed to avoid the landslide areas. The Specific Plan EIR further determined that subsurface investigations will be required at the subdivision stage to evaluate the lateral extent, depth, bearing capacity and stability of any landslides that may be present within the subdivision. With the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan, potential impacts related to landslides would be reduced to less-than-significant levels.

The Homestead South site contains landslide areas (per Los Angeles County General Plan Safety Element—Plate 5). The Seismic Hazards map for the Val Verde Quadrangle published by the State of California indicates that the Homestead South site is susceptible to seismically-induced landslides. In addition, due to the soil types present within the Homestead South site, potential debris flow hazards may occur during Homestead South development. Therefore, the Homestead South project potentially could expose people or structures to adverse effects.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts associated with landslides to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR requires that temporary erosion control measures, required by County ordinance, be implemented during the subdivision process to protect property during the development process. In addition, the Specific Plan EIR requires that permanent erosion control measures be designed as part of final drainage plans for each subdivision. As part of these measures, development along the Santa Clara River would be protected from erosion with bank stabilization built to Los Angeles County Department of Public Works criteria. With the implementation of these temporary and permanent erosion/sedimentation control measures, the Specific Plan EIR determined that erosion and sedimentation from the Newhall Ranch site would be minimized during construction and at buildout. As a result, the Specific Plan EIR further concluded that with the installation of temporary and permanent erosion/sedimentation control measures, and since grading and engineering plans will meet the requirements of the Los Angeles County Department of Public Works Flood Control Division, impacts with respect to erosion and sedimentation would be less than significant.

The Homestead South project would include substantial grading on hillside areas. However, it is anticipated that compliance with the Storm Water Management Pollution Prevention Plan (SWPPP) and Los Angeles County Department of Public Works design requirements would preclude adverse impacts related to erosion and siltation, including substantial soil erosion or the loss of topsoil.

In light of the analysis previously conducted as part of the Specific Plan EIR, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts associated with soil erosion or the loss of topsoil to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR analyzed a broad range of potential geotechnical and soils conditions relating to stability, including the potential for impacts to occur related to landslides, surficial failures, cut slopes, groundwater, expansive bedrock, hydroconsolidation, liquefaction, and oil wells. In this regard, the Specific Plan EIR also analyzed issues related to seismic hazards. These issues are addressed in Checklist Question 7.a), above.

Specific to geologic and soil conditions, the Specific Plan EIR determined that there are geologic formations in the proposed development areas of the Specific Plan site that, in their current states, are not suitable for development. Specifically, the Specific Plan proposes development in areas of the site that are subject to

landslides, surficial failure, hydroconsolidation, and liquefaction, as well as in areas of expansive soils. However, implementation of the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce all potential geologic impacts to less-than-significant levels.

Specific to Homestead South, the Project Site is underlain by the Pico and Saugus formations. A variety of soil types are present at the Project Site including quaternary terrace deposits, older alluvium, alluvium, slopewash, surficial failures, artificial fill, compacted artificial fill, and landslides. The Project's grading plan indicates that 77 cut slopes of variable height (maximum height of 330 feet), gradient (steepest gradient of 2:1), and direction are planned for site grading. The majority of the cut slopes would be underlain by terrace deposits and bedrock units of the Pico and Saugus Formations. Remedial measures would be required for some of the cut slopes. As stated above, the Project Site includes landslide areas and exhibits liquefaction potential and, therefore, potentially could result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts associated with an unstable geologic unit or soil to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR determined that siltstone and mudstone within the Saugus and Pico Formations are potentially expansive. The Specific Plan EIR further determined that because Newhall Ranch development would be on raised and compacted fill and elevated above the alluvial sediments of the Santa Clara River floodplain, they would not be subject to hazards associated with expansive soils. With the mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan, potential impacts related to expansive soils would be reduced to less-than-significant levels.

Potentially expansive soils are present at the Homestead South Project Site and, therefore, the Project potentially could create substantial risks to life or property.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts associated with expansive soils to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

Wastewater generated by the proposed Project would be conveyed by sewage infrastructure that would be connected to the Utility Corridor for interim treatment at the Valencia WRP, and ultimate treatment at the Newhall Ranch WRP. As such, the Project would not use an on-site wastewater treatment system and any

potential impacts associated with such systems are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

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

Issues relating to the County’s Grading and Hillside Management Guidelines were addressed as part of the Newhall Ranch Specific Plan EIR. Project conformance with the requirements established by the Newhall Ranch Specific Plan is the subject of one of the Project’s proposed actions (Substantial Conformance Review No. 201400004).

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project development would generate greenhouse gas (GHG) emissions during the Project’s construction and operational phases from the following sources: construction equipment, motor vehicle travel, electricity and natural gas consumption, water usage/wastewater generation, solid waste, and land use conversion. These emissions potentially could have either a direct or indirect significant impact.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Applicable plans include the Climate Change Scoping Plan, which was required by the California Global Warming Solutions Act of 2006 (also known as AB 32) and developed and approved by the California Air Resources Board. The Climate Change Scoping Plan proposes a comprehensive set of actions designed to reduce overall carbon GHG emissions in California and identifies a range of GHG reduction actions. Additionally, the Southern California Association of Government’s (SCAG) Sustainable Communities Strategy is applicable in that it integrates land use and transportation strategies to reduce GHG emissions from automobiles and light trucks.

At the local level, the County of Los Angeles Green Building Program, which the Project would comply with, also incorporates green building standards into all appropriate development projects in an effort to improve the County’s energy efficiency, reduce its contribution of GHGs within California, and achieve compliance with AB 32. The County also presently is preparing a Community Climate Action Plan, which will identify emissions related to community activities, establish a GHG reduction target consistent with AB 32, and provide a roadmap for implementing GHG reduction measures in the County. The consistency of the Project with all such applicable plans will be evaluated in the EIR, and it is anticipated that the Project would not conflict with these plans following incorporation of project design features and/or mitigation.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Specific Plan EIR analyzed the following types of hazards and hazardous materials which could potentially affect Newhall Ranch development: (1) oil and natural gas production operations; (2) SCE transmission lines; (3) high pressure gas lines; (4) transport of hazardous wastes along SR-126; and (5) agricultural activities/pesticide use.

With regard to oil and natural gas production facilities, the Specific Plan EIR determined that conditions would be safe for development and would not pose a hazard to people, animal, or plant populations once sites where oil and natural gas production have occurred are remediated to local, Federal and State standards, and that all on-going oil and natural gas production areas would be fenced or gated when occurring in proposed development areas. The Specific Plan EIR also determined that impacts associated with SCE transmission lines would be less than significant since no Newhall Ranch schools are proposed within approximately 500 feet of SCE transmission lines and no permanent habitable structures would be located within SCE transmission easements. With regard to high pressure gas lines, the Specific Plan EIR determined that with standard SCGC inspections, no significant impacts associated with placing development in close proximity to these lines would occur. The Specific Plan EIR also determined that impacts associated with the transport of hazardous waste would be less than significant because haulers of these substances must be trained and licensed, and their transport is highly regulated and monitored. The Specific Plan EIR also determined that less-than-significant impacts to humans would occur with regard to agricultural activities and pesticide use as on-site residents may be minimally and only incidentally exposed to agricultural activities and any hazardous substances associated with these or any other activities would be handled in accordance with Federal, State, and local laws.

Existing oil wells and natural gas facilities and operations located in areas of proposed development would cease, as these areas are developed under the proposed Project, whereas oil wells and natural gas facilities and operations not impacted by proposed development may continue. In addition, existing agricultural activities would cease, as these areas are developed under the proposed Project. The Homestead South project is the development of a primarily residential community, which does not entail the routine transport, storage, production, use, or disposal of hazardous materials. However, Homestead South construction activities would require the temporary/interim use of potentially hazardous materials, including vehicle fuels, oils, transmission fluids, paint, adhesives, surface coatings and other finishing materials, cleaning solvents, and pesticides for landscaping purposes. Operation of the Homestead South project would involve the use of limited quantities of potentially hazardous materials typical of those used within suburban communities. Propane and other pressurized tanks may be used within commercial areas. While all potentially hazardous materials would be used, stored, and disposed of in accordance with the manufacturer’s specifications and applicable federal, state, and local health and safety regulations, the use of such materials potentially would result in a significant impact.

In light of the analysis previously undertaken as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts associated with hazardous materials to occur which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

See Response to Checklist Question 9.a., above.

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

No existing sensitive land uses are located within 0.25 mile of the Project Site, although proposed development within the Project Site and adjacent areas of Newhall Ranch and Legacy Village would include sensitive land uses within one-quarter mile of the Project Site. As discussed in response to Checklist Question 9.a. above, while all potentially hazardous materials would be used, stored, and disposed of in accordance with the manufacturer's specifications and applicable federal, state, and local health and safety regulations, the use of such materials potentially would result in significant impacts.

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

The Project Site includes active and inactive oil and natural gas facilities. The Homestead South site is included on hazardous materials lists compiled pursuant to Government Code §65962.5, although preliminary review indicates that most of the listings reference conditions that have been adequately addressed to the satisfaction of the regulatory agencies and, therefore, would not create a significant hazard to the public or the environment. Further analysis of this issue will be provided in the Homestead South EIR.

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

The Project Site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Therefore, any potential impacts associated with public airports are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

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

The Project Site is not located within the vicinity of a private airstrip. Therefore, any potential impacts associated with private airstrips are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

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

The Specific Plan EIR determined that Specific Plan development would result in less-than-significant impacts with regard to the implementation of emergency response or evacuation plans as the development would include five major access points which would provide alternative evacuation routes for potential emergencies (earthquake, fire, flood, failure of Castaic Dam, etc.) and that Specific Plan development would be integrated into the County’s emergency planning process.

The Homestead South project would include a site access and circulation plan that would parallel the County’s emergency response and evacuation plan. Thus, Homestead South’s design would not impair and, instead, would facilitate implementation of an emergency response and evacuation plan that would provide for the safe movement of future residents and employees. Therefore, any potential impacts associated with such plans are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

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

The Project Site includes areas that have been designated by the County of Los Angeles Fire Department as being located within a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4), and, therefore, potentially could expose people or structures to a significant fire-related risk. However, as discussed in Section 15, Public Services—Fire Protection, implementation of mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce potential impacts to less than significant.

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

The Project’s internal circulation streets would be designed to Fire Department requirements and, therefore, would provide the Department with adequate access. As such, any potential impacts associated with inadequate access are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The Newhall Ranch Specific Plan included a Conceptual Backbone Water Plan which would provide water service for domestic and non-domestic uses. This system would also provide water supplies to support fire suppression activity in the event of wildland or structural fires that would meet the County's fire flow standards. Given that a long term source of water must exist for the Specific Plan prior to the issuance of building permits, and that a water supply system is proposed which would meet County fire flow requirements, the Specific Plan EIR determined that less-than-significant impacts with regard to water - related fire hazards would occur.

The Homestead South project includes construction of a new public water system that implements the intent of the Specific Plan's Conceptual Backbone Water Plan. This system as described above would incorporate the requirements of Newhall Ranch Specific Plan Mitigation Measure SP-4.18-2 which requires that sufficient capacity for fire flows be provided (see Section 15, Public Services—Fire Protection, for additional information). Thus, once the Homestead South public water system is constructed, adequate water and pressure to meet fire flow standards would be achieved and potential impacts would be less than significant. As such, any potential impacts associated with inadequate water and pressure are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

Petrochemical complexes including oil fields (Los Angeles County General Plan Safety Element, Plate 7) are identified as occurring on the Project Site. In addition, active and inactive oil and natural gas facilities are located within the Project Site. Therefore, the Project would be located within proximity to land uses that have the potential for dangerous fire hazard. However, as discussed in Section 15, Public Services—Fire Protection, implementation of mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce potential impacts to less than significant. See also Response to Checklist Question 9.a., above.

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

The Specific Plan EIR determined that adherence to County codes and requirements as well as the implementation of mitigation adopted by the County in connection with its approval of the Newhall Ranch Specific Plan would reduce the potential for fire hazards during construction and occupancy of Newhall Ranch development to a less-than-significant level (see Section 15, Public Services—Fire Protection, for additional information).

The proposed Homestead South project does not propose any use that would be considered a potentially dangerous fire hazard. For additional information regarding fire protection, see Section 15, Public Services—Fire Protection. As such, any potential impacts associated with the proposed Homestead South uses are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Stormwater runoff from the Project Site discharges to the Santa Clara River, which is currently listed as an impaired water body pursuant to Section 303(d) of the Clean Water Act. Construction activities such as excavation and grading; maintenance and operation of construction equipment; and the handling, storage, and disposal of hazardous materials could contribute to pollutant loading in stormwater runoff from the Project Site. During precipitation events in particular, excavation and grading activities would have the potential to result in soil erosion, subsequent siltation, and conveyance of pollutants from construction site runoff into receiving waters, including the Santa Clara River. Some runoff would also percolate into the groundwater table underlying the Project Site. It is anticipated that hazardous materials would be used, handled, and stored in compliance with local and state guidelines, and that construction activities would implement Best Management Practices (BMPs) pursuant to a Storm Water Management Pollution Prevention Plan (SWPPP) to reduce impacts associated with surface water quality during construction.

During Project operations, stormwater flows on the Project Site would be captured, treated, and infiltrated or biofiltrated and/or released via a newly developed stormwater collection and conveyance system. The Project would introduce new potential sources of contamination typical of urban runoff, including sediments, nutrients, trace metals, petroleum hydrocarbons, pesticides, and trash and debris, which would have the potential to adversely affect surface water and/or groundwater quality. It is anticipated that hazardous materials would be used, handled, and stored in compliance with local and state guidelines, and that Project Design Features would be incorporated pursuant to the Los Angeles County LID Ordinance and the SUSMP provisions of the County’s MS4 Permit, in compliance with the National Pollutant Discharge Elimination System (NPDES) Permit and Specific Plan Mitigation Measures SP 4.2-7 and SP 4.2-8, to reduce adverse impacts to stormwater quality.

Additionally, there are waste discharge requirements (WDRs) specific to the Newhall Ranch site that require compliance. These include WDRs issued by the Corps in October 2012 in connection with the Corps’ issuance of a 404(b)(1) permit (No. 2003-01264-AOA) for the Newhall Ranch RMDP/SCP project. Furthermore, in December 2013, the Regional Water Quality Control Board adopted amended WDRs in connection with adoption of the NPDES permit for the Newhall Ranch WRP (Order No. R4-2013-0180, CI No. 9322), and adopted amended WDRs in connection with the NPDES permit for the Valencia WRP (Order No. R4-2009-0074-A01, CI No. 4993). These requirements will be evaluated in the proposed Homestead South EIR.

The drainage and flood control concept for the Newhall Ranch Specific Plan was developed to respond to the NPDES program. Features of the drainage and flood control concept that address water quality requirements include open, soft bottom drainages, water quality facilities, and debris and desilting basins. The portions of the Homestead South project that are within the boundary of the Newhall Ranch Specific Plan would implement the Newhall Ranch Specific Plan’s drainage and flood control concept, as would the External Map Improvements that are located within the drainage areas that comprise the drainage and flood control concept. In addition to the features identified above, specific BMPs to minimize pollutants entering

the storm drain system will be identified for individual subdivisions, including Homestead South, as mitigation. The Specific Plan EIR stated that until actual subdivision design occurs, specific BMPs that would be employed cannot be determined.

In addition, wastewater from the Project would be temporarily treated at the Valencia WRP until the approved Newhall Ranch WRP is operational. The Valencia WRP discharges tertiary-treated wastewater to the Santa Clara River and is part of the Santa Clara Valley Sanitation District (SCVSD). Title 22 of the California Administrative Code (Title 22) regulates reclaimed water, and the Regional Water Quality Control Board Los Angeles Region sets the discharge limits for WRP effluent discharged to the Santa Clara River. See also Response to Checklist Question 18.a., below.

In light of the analysis previously undertaken as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts associated with water quality standards or waste discharge requirements that were not identified in the Specific Plan EIR, as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR evaluated the potential for buildout of the Specific Plan and implementation of the Conceptual Backbone Water Plan to substantially deplete groundwater supplies, and determined that the maximum Specific Plan-induced drawdowns in the Alluvial Aquifer would not significantly affect the overall water supply potential of the aquifer because the resulting declines represent less than 10 percent of the saturated thickness and are likely to be within the range of typical water-level fluctuations in the potentially affected portion of the aquifer. Furthermore, pursuant to Mitigation Measure SP 4.11-15 for the Newhall Ranch Specific Plan, the amount of groundwater that will be used to meet the potable water demand of the Newhall Ranch Specific Plan, including the Homestead South Project, cannot exceed the amount of water historically and presently used by the applicant for agricultural uses.

Potable water would be provided to the Homestead South Project through VWC by using groundwater produced from the Alluvial aquifer from previously constructed wells located within the Valencia Commerce Center that have been approved and permitted by the DHS. The Project's water plan is consistent with and implements the Newhall Ranch Specific Plan's approved Conceptual Backbone Water Plan. Furthermore, the agricultural land on the Homestead South site, as well as the Landmark Village and Mission Village sites, ultimately would be taken out of farming production and converted to non-agricultural uses as envisioned by the Specific Plan. Groundwater yield reports in 2005 and 2009 confirm that water

usage over the past several years has not resulted in overdraft conditions, nor are overdraft conditions projected.^{4,5}

Therefore, since: (1) water that is currently used for agricultural production would be available to serve the Project's potable water demand; (2) current levels of groundwater extraction have not resulted in substantial depletion of the aquifer; and (3) the applicant is prohibited from using more groundwater than has historically and presently been used for agricultural uses, the Homestead South Project is not expected to substantially deplete groundwater supplies. Nonetheless, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur from groundwater depletion not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements), to the extent that such development would result in a demand for potable water.

The Specific Plan EIR also evaluated the potential for buildout of the Newhall Ranch Specific Plan to interfere substantially with groundwater recharge. Based on estimated percentages of impermeable surface areas associated with each land use in the Specific Plan, the Specific Plan EIR indicated that buildout of the Newhall Ranch Specific Plan would result in a reduction of only 3 percent in annual aquifer recharge. The Specific Plan EIR determined that this amount of reduction would not constitute a substantial interference with groundwater recharge, and as such, would result in a less-than-significant impact to groundwater recharge.

The Homestead South Project Site presently consists predominantly of pervious surface area. Development of the Project would introduce new impervious surfaces to the Project Site, which would have the potential to reduce groundwater recharge on the Project Site. In accordance with the County's LID Ordinance, the Project would incorporate project design features and best management practices that would facilitate infiltration and groundwater recharge.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to groundwater recharge not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Specific Plan EIR evaluated the potential for buildout of the Specific Plan and implementation of the Conceptual Backbone Drainage Plan to alter existing drainage patterns in a manner that would result in substantial erosion or siltation on- or off-site. Based on estimated percentages of impermeable surface areas

⁴ CH2MHill. Analysis of Groundwater Basin Yield, Upper Santa Clara River Groundwater Basin, East Subbasin, Los Angeles County, California. August 2005. Prepared for the Castaic Lake Water Agency, Newhall County Water District, Santa Clarita Water Division of the Castaic Lake Water Agency, and Valencia Water Company.

⁵ Luhdorff & Scalmanini Consulting Engineers and GSI Water Solutions, Inc. Analysis of Groundwater Supplies and Groundwater Basin Yield, Upper Santa Clara River Groundwater Basin, East Subbasin, August 2009. Prepared for Santa Clarita Valley Municipal Water Purveyors.

associated with each land use in the Specific Plan, the Specific Plan EIR determined that implementation of the Conceptual Backbone Drainage Plan would maintain post-development storm water flows from each drainage area that comprises the Specific Plan area at levels approximately equal to or less than storm flows under existing conditions during a Capital Flood event, in accordance with LACDPW requirements. Permanent erosion control measures installed to the satisfaction of LACDPW would ensure that impacts related to erosion and siltation would be less than significant. Additionally, development along the Santa Clara River would be protected from erosion with bank stabilization built to LACDPW criteria. As future subdivision maps are prepared, detailed grading and engineering plans would be prepared with exact specifications necessary to remove any flood and erosion hazards. Thus, with implementation of Specific Plan Mitigation Measures SP 4.2-1 and SP 4.2-5 through 4.2-8, which reflect these requirements, the Specific Plan EIR determined that impacts related to erosion, siltation, and flooding from implementation of the Specific Plan's Conceptual Backbone Drainage Plan would be less than significant.

The Project Site presently consists predominantly of pervious surface area. Development of the Project would introduce new impervious surfaces to the Project Site and also would include construction of a new stormwater collection and conveyance system to capture, treat, and infiltrate and/or release on-site stormwater flows. Project-related improvements would have the potential to alter surface water flow rates and volumes, which in turn would have the potential to result in erosion, siltation, and/or flooding. The Homestead South drainage and water quality plan is consistent with and implements the Newhall Ranch Specific Plan's approved Conceptual Backbone Drainage Plan, and is subject to the mitigation measures prescribed in the Specific Plan EIR. It is anticipated that compliance with the County's LID Ordinance, as well as SUSMP requirements and LACDPW design requirements, as required by the Specific Plan Mitigation Measures, would reduce the Project's potential impacts related to erosion, siltation, and flooding.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts related to erosion, siltation, and flooding to occur not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

The Specific Plan EIR also evaluated impacts on the hydrology and hydraulics of the Santa Clara River. The analysis determined that Specific Plan implementation would not significantly alter river hydrology because the effects associated with the proposed floodplain modifications would be infrequent and not substantially alter flows, water velocities, and water depths and that, under the Specific Plan, the river would retain sufficient width to allow natural fluvial processes to continue. Furthermore, all subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan and the County of Los Angeles General Plan and Santa Clarita Valley Area Plan. Grading, bank stabilization, and other floodplain modifications associated with the Project would have the potential to change the hydraulics of the Santa Clara River.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts related to floodplain modification to occur not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

See Response to Checklist Question 10.c., above.

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

Compliance with Los Angeles County Code and Regional Water Quality Control Board requirements would preclude conditions that would lead to the presence of standing water that could increase habitat for mosquitoes and other vectors. Water quality best management practices design would further preclude the potential for standing water to occur within the Project Site. Additionally, any water features that may be provided as part of the Project would comply with all regulatory requirements related to standing water limitations. As a result, the Project would not add water features or create conditions in which standing water can accumulate that would result in the conditions cited in this question. As such, the EIR will not provide further analysis or discussion of this impact category.

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

See Response to Checklist Question 10.a. and Response to Checklist Question 10.c., above.

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

See Response to Checklist Question 10.a., above.

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

The Project would comply with the County's LID Ordinance and, therefore, would not conflict with the ordinance. As such, any potential impacts associated with such conflict are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category. However, it should be noted that the Project's LID BMPs will be considered in relevant environmental analyses in the Homestead South EIR.

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

Stormwater runoff from the Project, if not infiltrated on-site, would be treated in accordance with the County's MS4 Permit prior to discharge to the Santa Clara River, which does not empty into a designated Area of Special Biological Significance. Therefore, there would be no discharges into a designated Area of Special Biological Significance. As such, the EIR will not provide further analysis or discussion of this impact category.

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

The Project would not use an on-site wastewater treatment system and, therefore, there would be no impact relating to geological limitations or proximate surface waters. As such, the EIR will not provide further analysis or discussion of this impact category.

k) Otherwise substantially degrade water quality?

See Response to Checklist Question 10.a., above. There are no other known factors associated with the Project that would contribute to water quality impacts.

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

The Specific Plan EIR evaluated potential impacts with respect to placing development, including housing, within a flood hazard area and floodplain. As discussed therein, in order to avoid flooding impacts along the Santa Clara River, those areas along the River that are proposed for development would be elevated to remove development from the flood hazard area and floodplain. Pursuant to Mitigation Measure SP 4.2-4 in the Specific Plan EIR, adjustments to the 100-year floodplain would be accomplished through Conditional Letters of Map Revision after the proposed drainage facilities are constructed, and finally through Letters of Map Revision when the revisions have been accepted. Thus, the Specific Plan EIR determined that impacts related to placing development, including housing, within a flood hazard area and floodplain would be less than significant with mitigation.

Portions of the Homestead South Project Site in proximity to the Santa Clara River are located within a 100-year floodplain as designated by the Federal Emergency Management Agency (FEMA) and a Los Angeles County 50-Year Capital Floodplain. The Project proposes to construct 3,617 new single-family and multi-family residential units, a portion of which would be placed in areas currently designated as being within the 100-year floodplain and/or Capital Floodplain. Therefore, the Project would place housing within existing flood hazard areas. Grading and bank stabilization to remove these hazards would be implemented as part of the Project pursuant to Specific Plan requirements.

In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address

the potential for impacts to occur related to placing development, including housing, within a flood hazard area and floodplain not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

See Response to Checklist Question 10.k., above.

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

The Specific Plan EIR evaluated potential impacts with respect to exposing people or structures to significant risks as a result of being located within the Castaic Lake Dam Inundation Area. The analysis determined that given the continued efforts of the Division of Safety of Dams of the Department of Water Resources to inspect and maintain the structural integrity of the State's dams, development under the Newhall Ranch Specific Plan would not expose people, animal, or plant life populations to potential health hazards associated with dam failure and would not result in a significant dam inundation impact.

Portions of the Homestead South Project Site in proximity to the Santa Clara River are located within the Castaic Lake Dam Inundation Area and, therefore, the Project potentially could expose people or structures to a significant flood-related risk. Thus, in light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur with respect to exposing people or structures to significant risks as a result of being located within the Castaic Lake Dam Inundation Area not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Project Site is not subject to inundation by tsunami. However, the Castaic Reservoir could experience seiches during a seismic event, which could pose a risk to the Project Site, although such risks are unlikely (see also Response to Checklist Question 10.m., above). Additionally, given the grades on some portions of the Project Site, there is a potential for high mudflow conditions in the event of a landslide during periods of heavy rain (see also Response to Checklist Question 7.1.iv., above). Therefore, this issue will be addressed further in the EIR prepared for the Homestead South project.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project Site is vacant, except for structures that support existing on-site agricultural operations. The portions of the Project within the Newhall Ranch Specific Plan boundary would serve to infill a previously approved, master planned community, and would not divide an established community. The limited portions of the Project’s External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan include infrastructure improvements that are needed to support the Homestead South development. These improvements include:

- A portion of a utility corridor that would run between the Newhall Ranch WRP and the existing Los Angeles County Sanitation District 32 Wastewater Treatment Plant (Valencia WRP).
- Pipe connections to the existing water wells located north of SR-126 and east of Commerce Center Drive.
- Zone 3 reclaimed and potable water tanks (2 tanks) located south of the boundaries of VTTM 060678 within Legacy Village (VTTM 061196).
- Zone 1A (water) Tank Site located north of SR-126. This improvement is located outside the boundaries of VTTM 060678.
- A portion of the extension of Magic Mountain Parkway.
- Long Canyon drainage improvements located on the Legacy Village (VTTM 061196) project site.
- Drainage improvements related to the extension of Magic Mountain Parkway, including temporary debris basins, storm drain culverts, and the debris basins/storm drain outlets.
- Demineralization facility located north of the Valencia WRP, along the east side of The Old Road near the I-5 freeway ramps; and a brine injection site located in the Valencia Commerce Center, on the east side of Commerce Center Drive between SR-126 and Franklin Parkway.
- Pipe connections to the existing Los Angeles County Sanitation District lift station located on the east side of the Old Road, north of Henry Mayo Drive.
- A portion of an Edison 66-kilovolt (kV) electrical substation south of the Project Site

The External Map Improvements listed above are planned within areas that are either undeveloped or used for agricultural or storage purposes under existing conditions. Under anticipated future conditions, these improvements would be integrated within the overall fabric of the planned subdivisions within and around the Specific Plan boundary. Many of the utility and drainage improvements would be buried underground. Above-ground improvements would be aligned with roadways or sited in areas designated for infrastructure so as not to interfere with the relationships between land uses within the planned subdivisions. The extension of Magic Mountain Parkway would run through the Entrada South, Mission Village, and Homestead South planning areas, and has been anticipated and integrated into the designs of each subdivision. Therefore, the Project, including the External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan, would not physically divide an established community. As such, the EIR will not provide further analysis or discussion of this impact category.

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

VTTM 060678 and most of the External Map Improvements would be located within the boundaries of the Newhall Ranch Specific Plan, which is the governing land use document. Only infrastructure improvements required to support the development of VTTM 060678 are located outside the boundaries of the Newhall Ranch Specific Plan. Portions of the Project Site are also proposed to be annexed into the service boundaries of the Valencia Water Company. Project conformance with the requirements set forth in the Newhall Ranch Specific Plan is the subject of one of the Project's proposed approvals (Substantial Conformance Review No. 201400004) and will be addressed in the EIR for the Homestead South project. The EIR will also evaluate the consistency of the Project's External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan with applicable land use plans (e.g., Los Angeles County General Plan).

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

The Newhall Ranch Specific Plan also serves as the zoning for those portions of the Project located within the Newhall Ranch Specific Plan boundaries. Project conformance with the requirements set forth in the Newhall Ranch Specific Plan is the subject of one of the Project's proposed approvals (Substantial Conformance Review No. 201400004) and will be addressed in the EIR for the Homestead South project. The Project's External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan are located on sites that are individually zoned R-1, C-M, and M-1.5, and these areas would be developed consistent with applicable zoning ordinances.

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

For the portions of the Project Site located within the boundaries of the Newhall Ranch Specific Plan, consistency with the Specific Plan would ensure compliance with the County's Grading and Hillside Management Guidelines, as evaluated in the Specific Plan EIR. Project conformance with the requirements set forth in the Newhall Ranch Specific Plan, including hillside grading, is the subject of one of the Project's proposed approvals (Substantial Conformance Review No. 201400004) and will be addressed in the EIR for the Homestead South project. The EIR will also evaluate the consistency of the Project's External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan with the County's Grading and Hillside Management Guidelines.

A portion of the Project Site is located within the Newhall Ranch Specific Plan's River Corridor SMA/SEA 23. For the portions of the Project Site located within the boundaries of the Newhall Ranch Specific Plan, consistency with the Specific Plan would ensure compliance with the River Corridor SMA/SEA 23, as evaluated in the Specific Plan EIR. Project conformance with the requirements set forth in the Newhall Ranch Specific Plan, including measures to ensure compliance with the River Corridor SMA/SEA 23, and will be addressed in the EIR for the Homestead South project. Furthermore, Project development within the River Corridor SMA/SEA 23 would be authorized by Conditional Use Permit No. 200500150, which is one of the approvals sought in connection with the Project. The EIR will also

evaluate the consistency of the Project's External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan with the River Corridor SMA/SEA 23, as applicable.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Project Site is located within a Mineral Resource Area designated by the Los Angeles County General Plan Special Management Areas map (1980), and an Existing Mineral Extraction Area and a Mineral Resource Zone designed by the Santa Clarita Valley Area Plan (2012). Therefore, development of the Project potentially could result in the loss of availability of a known mineral resource of value, and this issue will be further evaluated in the EIR prepared for the Homestead South project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See Response to Checklist Question 12.a., above.

13. NOISE

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Specific Plan EIR evaluated the potential for buildout under the Specific Plan to expose persons to noise levels in excess of established standards. With regard to construction-related noise, development of Newhall Ranch would occur on a tract-by-tract basis over an estimated 25-year period, and would involve grading of the ground surface and the building of proposed improvements. Noise generated by these construction activities would primarily affect the occupants of residences and other noise-sensitive uses constructed on the Specific Plan site in the earlier phases of development, as well as sensitive receptors in subdivisions adjacent to the Specific Plan area. The Specific Plan EIR determined that any residential areas that would have an uninterrupted line-of-sight to the construction activity could be exposed to noise levels that would exceed the County’s Noise Ordinance standards for residential land uses. Specific Plan Mitigation Measures SP 4.9-1 through SP 4.9-4, which require construction activities to adhere to County Noise Ordinance standards and include additional noise reduction measures when construction activities are in proximity to occupied residential uses, would mitigate significant impacts from construction-related noise to a less-than-significant level.

The Homestead South Project would generate noise from construction activities and would be subject to the requirements set forth in Specific Plan Mitigation Measures SP 4.9-1 through SP 4.9-4. Therefore, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for Project construction to result in noise exposure impacts not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

The Specific Plan EIR also analyzed operational noise impacts to determine if future noise levels would exceed applicable noise standards at on-site or off-site receptors. Identified noise sources associated with Specific Plan development included vehicle traffic and human activity. Other noise sources that could affect sensitive receptors within the Specific Plan included the Magic Mountain Theme Park, the Chiquita Canyon Landfill, on-site activities associated with oil production, and surrounding residential development. The analysis determined that, depending on future tract map designs, sensitive receptors on the Specific Plan site could be exposed to roadway and stationary noise levels that would exceed applicable noise standards, resulting in potentially significant on-site noise impacts. Additionally, at off-site locations in the local vicinity, traffic generated by Specific Plan development would cause a significant increase in noise levels at the Travel Village Recreational Vehicle Park (Travel Village) located along SR-126 and west of Castaic Junction. The analysis determined that no other significant off-site noise impacts would occur at locations within the City of Santa Clarita or the Counties of Los Angeles or Ventura as a result of traffic generated solely by Newhall Ranch at buildout, or as a result of on-site activities within Newhall Ranch. It was also determined that noise from cumulative traffic on local roadways would cause a significant increase

in noise levels at the Valencia Travel Village recreational vehicle park and campground. Specific Plan Mitigation Measures SP 4.9-5 through SP 4.9-17 were identified, which include a requirement that all future subdivisions prepare an acoustical analysis assessing project and cumulative noise conditions. The Specific Plan EIR analysis determined that implementation of the identified mitigation measures would reduce project-level and cumulative operational noise impacts to a less-than-significant level.

The Homestead South Project would create, and would be subject to, noise from the same types of on-site and off-site noise sources identified in the Specific Plan EIR. Specifically, the Project Site is adjacent to SR-126, approximately two miles west of I-5, and approximately 1.3 miles west of the Magic Mountain Theme Park. The Project would be subject to the requirements set forth in Specific Plan Mitigation Measures SP 4.9-5 through SP 4.9-17 of the Specific Plan EIR. Therefore, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for Project operation to result in noise exposure impacts not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

Groundborne vibration would occur during Project construction due to on-site construction activities and construction vehicle travel on off-site roadways (e.g., SR-126). Therefore, Project construction could expose persons to excessive groundborne vibrations or noise levels, and this issue will be further analyzed in the EIR prepared for the Homestead South project. During operation, the types of land uses included as part of the Project are not anticipated to generate groundborne vibration.

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

As discussed in Response to Checklist Question 13.a., above, the Specific Plan EIR analyzed operational noise impacts to determine if future noise levels would exceed applicable noise standards that define acceptable increases in ambient noise levels at on-site or off-site receptors, and included mitigation measures to reduce identified significant impacts to a less-than-significant level.

Because the Homestead South Project Site is vacant, development of the Project would increase existing ambient noise levels attributable to noise sources typically found in a master planned community (e.g., motor vehicles, building equipment, human activity etc.). The extent to which a change in ambient noise levels is considered substantial is assessed based on standards set forth in the *Guidelines for Noise and Land Use Compatibility* for uses located within unincorporated Los Angeles County, the *City of Santa Clarita Guidelines for Noise and Land Use Compatibility* for uses located within the City of Santa Clarita, and community responses to changes in noise levels, given that changes in a noise level of less than 3 dB(A) are not typically noticed by the human ear.

In light of the analysis previously conducted in the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for Project operation to result in a substantial permanent increase in ambient noise levels not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

As discussed in Response to Checklist Question 13.a., above, the Specific Plan EIR analyzed construction-related and operational noise impacts to determine if noise levels would exceed applicable noise standards that define acceptable increases in ambient noise levels at on-site or off-site receptors, and included mitigation measures to reduce identified significant impacts to a less-than-significant level. The noise sources considered in the analysis included temporary construction-related activities as well as periodic sources of operational noise.

Homestead South Project construction and operations may create temporary or periodic increases in ambient noise levels. Additionally, events at parks and recreational facilities to be developed as part of the Project could generate noise from amplified sound systems, resulting in temporary or periodic increases in ambient noise levels.

In light of the analysis previously conducted in the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for Project construction and operation to result in temporary or periodic noise impacts not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

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

The Project Site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. As such, any potential impacts associated with public airports are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

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

The Project Site is not located within the vicinity of a private airstrip. As such, any potential impacts associated with private airstrips are clearly insignificant and unlikely to occur and, as a result, the EIR will not provide further analysis or discussion of this impact category.

14. POPULATION AND HOUSING

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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With regard to directly induced population growth, the Specific Plan EIR evaluated the potential for buildout under the Specific Plan to exceed regional and/or local population projections. The analysis determined that buildout of the Specific Plan would add over 20,000 dwelling units to the County’s housing stock (plus Second Units in the Estate Residential land use designation) and would create new jobs. The new homes would be occupied by over 60,000 residents. The Specific Plan EIR determined that this level of growth would exceed the population and housing projections in the Los Angeles County Santa Clarita Valley Area Plan (1990), which were the current local projections at the time. However, with approval of the Area Plan and General Plan Amendments that were needed in order to establish the Specific Plan designation on the Newhall Ranch Specific Plan site, the Specific Plan would be consistent with local projections because they would be amended to include development allowed under the Specific Plan. The analysis also determined that buildout of the Specific Plan would be within the population, housing, and employment projections in SCAG’s 1994 Regional Comprehensive Plan and Guide (RCPG), which were the current regional projections at the time. Since the Specific Plan would be consistent with SCAG forecasts, the Specific Plan EIR determined that the Specific Plan would not have a significant impact on either regional or local population, housing, or employment if the County growth forecasts are amended to include the Specific Plan within growth projections. Specific Plan Mitigation Measure SP 4.21-1 was adopted to reflect this requirement. Subsequent to the certification of the Specific Plan EIR and adoption of the Newhall Ranch Specific Plan, Specific Plan Mitigation Measure SP 4.21-1 was implemented and updated local population and housing projections that account for growth under the Newhall Ranch Specific Plan were released as part of the Santa Clarita Valley Area Plan (2012). These projections are also consistent with current regional growth forecasts in SCAG’s 2012 Regional Comprehensive Plan (RCP).

Development of the Homestead South project would introduce residential and commercial uses and implement a portion of the Newhall Ranch Specific Plan, which was previously approved by the County of Los Angeles. The amount of development proposed by the Project is consistent with the development approved as part of the Specific Plan; the applicant is not seeking General Plan or Specific Plan amendments that would result in increased population growth beyond that previously analyzed and approved. Thus, the potential environmental impacts associated with direct population growth attributable to the Homestead South project were fully addressed in the Specific Plan EIR. As such, pursuant to CEQA Guidelines section 15168(d)(3), the EIR will not provide further analysis or discussion of this impact category.

With regard to indirectly induced population growth, the Specific Plan EIR evaluated the potential for buildout under the Specific Plan to induce growth in the Project area. The analysis determined that full buildout of the Specific Plan could potentially induce growth within Ventura County, the Santa Clara River Valley, and the Santa Clarita Valley due to the construction of supporting infrastructure and increased demand for goods and services.

Thus, the potential for growth inducement to occur from Homestead South development within the Newhall Ranch Specific Plan boundary was addressed in the Specific Plan EIR. The limited portions of the Project's External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan include infrastructure and roadway improvements that are needed to support the Homestead South development. These improvements, which are described in Response to Checklist Question 11.a., would primarily serve development within the approved Newhall Ranch Specific Plan. In some cases, such as the extension of Magic Mountain Parkway, these improvements would also serve the proposed neighboring communities of Legacy Village and Entrada South. The Legacy Village, Entrada South, and Entrada North projects represent infill development between the approved Newhall Ranch Specific Plan and the City of Santa Clarita and are accounted for within regional and local growth forecasts. Therefore, the Project's External Map Improvements that are located outside the boundaries of the Newhall Ranch Specific Plan would serve and accommodate future growth, but would not induce substantial growth beyond already anticipated levels.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

No existing housing units are located on the Project Site and, therefore, the Project would not displace substantial numbers of existing housing. As such, the EIR will not provide further analysis or discussion of this impact category.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Project development would not result in the displacement of substantial numbers of people. See Response to Checklist Question 14.b., above.

d) Cumulatively exceed official regional or local population projections?

As discussed under Response to Checklist Question 14.a., above, development of the Project would implement a portion of the Newhall Ranch Specific Plan, which was previously approved by the County of Los Angeles. The amount of development proposed by the Project is consistent with the development approved as part of the Specific Plan; the applicant is not seeking General Plan or Specific Plan amendments that would result in increased population beyond that previously approved by the County. Therefore, the Project would not cumulatively exceed regional or local population projections and any potential impacts are clearly insignificant and unlikely to occur. As a result, the EIR will not provide further analysis or discussion of this impact category.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Existing Conditions

The County’s Fire Department provides fire protection service to the Project area. A description of the operational characteristics of the four fire stations closest to the Project Site and, therefore, most likely to respond to fire and medical emergencies, is provided below.

The closest fire station to the Project Site is Los Angeles County Fire Station 76, located at 27223 Henry Mayo Drive in Valencia, approximately 1 mile from the northeastern boundary of the Project Site. This station maintains one fire engine and is supported by four firefighters. Los Angeles County Fire Station 124 is located at 25870 Hemingway Avenue in Stevenson Ranch. This station maintains a three-person engine company and a two-person paramedic squad. Los Angeles County Fire Station 126 is located at 26320 Citrus Avenue in Santa Clarita. This station maintains a three-person engine company and a four-person quint company (a quint is a combination engine/ladder truck apparatus). In addition, a battalion chief is housed at this station. Los Angeles County Fire Station 156 is located at 24525 Copperhill Drive in Valencia. This station maintains a four-person engine company.⁶

In addition to the four fire stations described above, two recently constructed fire stations could also provide service to the Project Site. Fire Station 150 is located at 19190 Golden Valley Road near the Fair Oaks Ranch area and became operational in 2012. This station maintains a four-person engine company and a five-person hazardous materials squad. Fire Station 104 is located at 26201 Golden Valley Road and became operational in 2011. This station maintains a four-person quint company.⁷

The Project Site includes areas that have been designated by the County of Los Angeles Fire Department as being located within a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4).

⁶ Telephone communication, Loretta Bagwell, Planning Division, County of Los Angeles Fire Department, July 18, 2013.

⁷ Telephone communication, Loretta Bagwell, Planning Division, County of Los Angeles Fire Department, July 18, 2013.

Specific Plan EIR Findings

The Specific Plan EIR determined that Specific Plan implementation would result in less-than-significant fire protection impacts with the implementation of the following mitigation measures, which were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003),⁸ and would apply to the Homestead South project:

Mitigation Measure SP 4.18-1: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country Special Management Area (SMA), a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.

Mitigation Measure SP 4.18-2: Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a 5-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval.

Mitigation Measure SP 4.18-3: Each subdivision map and site plan for the proposed Specific Plan shall comply with all applicable building and fire codes and hazard reduction programs for Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.

Mitigation Measure SP 4.18-4: The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The Fire District will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing three engines, one paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.

Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District, will fund the cost of any space/square footage

⁸ See Mitigation Measure 4.18-4 in both the certified Specific Plan EIR (March 9, 1999) and adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.

The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements (“fire protection plan”) and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly. *(This measure has been superseded by the ongoing MOU process. Project Design Feature HS 15a-1 (see below) contains the updated requirements.)*

Project Design Features

The Homestead South project includes the following Project Design Feature that is in addition to the Specific Plan EIR mitigation measures, and would reduce Project impacts on fire protection services:

Project Design Feature HS 15a-1: The Project shall comply with the Memorandum of Understanding entered into pursuant to Newhall Ranch Specific Plan Mitigation Measure SP 4.18-4. The Memorandum of Understanding will include provisions for the Project applicant to fund not less than three fire stations in lieu of the payment of developer fees, as well as the dedication of not less than two fire station sites to be located in Newhall Ranch.

Construction Impacts

Although rare, fires do occur at construction sites. Based on compliance with all applicable County code requirements and the implementation of the adopted Newhall Ranch Specific Plan mitigation measures and the Project Design Feature identified above, the Project would not expose people or structures to a significant risk of loss, injury or death and, therefore, construction-related impacts to fire protection services would be reduced to a less-than-significant level.

As to potential impacts associated with construction of the fire stations that would be built pursuant to Specific Plan Mitigation Measure SP 4.18-4, none of the stations would be constructed as part of the Project and, therefore, there would be no impacts. The Project applicant and County Fire Department will conduct appropriate environmental review in compliance with CEQA as part of the County approval process prior to construction of these facilities.

Operation Impacts

The Project's uses are anticipated to create the typical range of fire service calls that other such uses create, including kitchen/house fires, garbage bin fires, car fires, electrical fires, etc. All such fires can be adequately suppressed with the types of fire equipment typically found at the County fire stations located in proximity to the Project Site. The Project does not include unique or especially hazardous uses, such as industrial facilities that would use or generate large quantities of hazardous and/or toxic materials that would pose an extreme risk of serious accident or fire.

Additionally, as part of the tract map approval process, the Project would be required to comply with all applicable state and County Building Code and Fire Code requirements for such items as type of roofing materials, building construction, brush clearance, water mains, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs for areas located within a Very High Fire Hazard Severity Zone, as set forth by the County Forester and Fire Warden.

Characteristics of the Project Site that contribute to the designation Very High Fire Hazard Severity Zone include: (1) limited access; (2) lack of adequate water supplies; (3) the types of vegetative cover; and (4) topography. An analysis of the Project Site's fire hazard potential relative to these four factors is presented below.

The Project's circulation plan would provide a system of arterials, residential and commercial collectors, residential public streets, and private drives throughout the Project Site, allowing easy access in case of emergency ingress or egress to all areas of the Project Site. The internal circulation plan would be constructed in conformance with County standards, as applicable, regarding access (i.e., roadway widths, length of single access streets, cul-de-sac dimensions, and street parking restrictions, etc.). With compliance with applicable County standards, roadways adequate to provide Fire Department access to land uses located throughout the Project Site would be provided and any potential impacts related to Fire Department access would be less than significant.

As to water supplies, the Conceptual Backbone Water Plan for the Newhall Ranch Specific Plan includes a dual water system that would provide water service for domestic and non-domestic uses. This system would also provide water supplies to support fire suppression activity in the event of wildland or structural fires. The Project's water supply system would include water mains and fire hydrants, and the provision of fire flows to meet County standards and the Newhall Ranch Specific Plan mitigation measures. Given that a long-term source of water must be provided for Newhall Ranch development prior to the issuance of building permits, in combination with the Newhall Ranch Specific Plan mitigation measure requirement that sufficient capacity for fire flows be provided, and that the Project would meet County fire flow requirements, any potential water supply-related fire hazards that would result from implementation of the Project would be less than significant.

As to vegetative cover, the vegetation and topography currently on the Project Site contribute to its designation as located within a Very High Fire Hazard Severity Zone. However, the potential wildfire risk resulting from developing the Project would be less than significant with preparation of a Wildfire Fuel Modification Plan as required by Section 1117.2.1 of the County Fire Code and the Newhall Ranch Specific Plan mitigation measures. Components of the plan would include fuel modification zones, a performance schedule and identification of those parties responsible for conducting annual fuel zone maintenance, specific requirements during construction to reduce fire hazards during this time, and the development of landscape and irrigation plans that incorporate fire-resistant plants, shrubs, trees, and groundcover into the Project design. With implementation of the Newhall Ranch Specific Plan mitigation measures and

applicable County requirements, as well as plans to grade slopes into developable areas, the fire hazard potential resulting from vegetation cover and topography would be less than significant.

The access, water supply, vegetative cover, and topography conditions that contribute to the Project Site's designation as a Very High Fire Hazard Severity Zone would be addressed by the Project's design and adherence to applicable state and County fire codes, standards, and guidelines, as well as implementation of the Newhall Ranch Specific Plan mitigation measures. In addition, the response times, location, and equipment of the nearest fire stations serving the Project Site would further contribute to addressing wildfire hazard issues. As a result, impacts related to wildfire hazards would be less than significant.

As to potential fire impacts associated with Project uses, the Project Site is located within an existing Los Angeles County Fire Department service area and the Fire Department indicates that response times within the Project region are within the Fire Department's adopted service standards of 5 minutes for basic life support and 8 minutes for advanced life support.⁹ As previously noted, the Specific Plan EIR included commitments regarding the funding of three new fire stations, and the dedication of two fire station sites, to service the Newhall Ranch Specific Plan area, which includes the VTTM 060678 site and most of the External Map Improvements. Until such time as the planned Newhall Ranch fire stations are operational, the four closest stations discussed above (Fire Station 76, Fire Station 124, Fire Station 126, and Fire Station 156) would serve the Project Site. Response times would meet the adopted service standards, and existing firefighting equipment and facilities are adequate to meet the Project's demands for firefighting resources. Thus, with the implementation of the Newhall Ranch Specific Plan mitigation measures and the Project Design Feature identified above, Project impacts on fire protection in the Project vicinity would be less than significant.

Cumulative Impacts

In order to analyze the cumulative fire services and risk impacts of the Project in combination with other expected future growth, the amount and location of growth that is forecasted to occur was identified, based on the Santa Clarita Valley Consolidated Traffic Model (SCVCTM). The SCVCTM includes a land use database prepared by Los Angeles County and the City of Santa Clarita that is based on the approved General Plans of each jurisdiction. This database is regularly updated as specific projects are proposed and, thus, provides a comprehensive listing of cumulative projects in the Santa Clarita Valley. The land use database also has been updated based on the One Valley One Vision (OVOV) Valley-Wide Traffic Study, Austin-Foust Associates, Inc. (June 2010).

The SCVCTM is regularly updated as specific development projects are proposed. Pending, recorded and approved projects are incorporated into the Long-range Buildout/Cumulative database. For the purposes of this analysis, a horizon year of 2024, consistent with the Project's anticipated buildout date, has been prepared by including all known cumulative projects, as well as interpolated growth for areas in which the OVOV plan anticipates future development but specific projects have not yet been identified. The cumulative growth assumptions included within the 2024 database is presented in **Table 15-1**, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario, on page 63.

If the development growth set forth in **Table 15-1**, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario, occurs, a significant impact on the current level of fire protection services

⁹ Telephone communication, Loretta Bagwell, Planning Division, County of Los Angeles Fire Department, July 18, 2013.

**Table 15-1
Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario**

Land Use Types	Cumulative Buildout without Project¹	Project	Cumulative Buildout with Homestead
Single-Family	24,539 du	699 du	25,238 du
Multi-Family	23,941 du	2,918 du	26,859 du
Mobile Home	461 du		461 du
Senior (Active)	1,265 du		1,265 du
Senior Assisted Living	693 bed		693 bed
Commercial Center/Shops	7,927,023 sq ft	66,400 sq ft	7,927,023 sq ft
Hotel	1,103 room		1,103 room
Sit-Down Restaurant	93,568 sq ft		93,568 sq ft
Fast Food Restaurant	3,658 sq ft		3,658 sq ft
Movie Theater	300 seats		300 seats
Car Dealership	73,815 sq ft		73,815 sq ft
Elem./Middle School	11,801 students	1,133 students	11,801 students
High School	5,433 students	354 students	5,433 students
College	7,733 students		7,733 students
Hospital	126,760 sq ft		126,760 sq ft
Library	31,570 sq ft		31,570 sq ft
Church	120,485 sq ft		120,485 sq ft
Industrial Park	12,827,923 sq ft		12,827,923 sq ft
Business Park	3,760,658 sq ft		3,760,658 sq ft
Manufacturing/Warehouse	818,416 sq ft		818,416 sq ft
Utilities	129,000 sq ft		129,000 sq ft
Commercial Office	6,244,268 sq ft		6,244,268 sq ft
Medical Office	251,970 sq ft		251,970 sq ft
Developed Parkland	507.5 ac	23.1 ac ³	507.5 ac
Special Generator ²	95.06 sg		95.06 sg
du = dwelling unit; sq ft = square feet; ac = acres; sg = special generator			
¹ Santa Clarita Valley Consolidated Traffic Model. Includes existing development, buildout under the existing City of Santa Clarita General Plan, 2012 Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.			
² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Agua Dulce Airport Landfill, and Cemex.			
³ Includes 12.1 acres of public parks and 11 acres of private recreation facilities.			

throughout Santa Clarita Valley would occur unless the equipment and personnel resources of the Fire Department were to increase proportionately. The demand for expanded fire fighting resources resulting from new development would be reduced to a less-than-significant level with regard to both fire services and wildfire hazards by compliance with County fire codes, standards and guidelines, and incorporation of project-specific requirements, similar to the proposed Project. Moreover, new development within the Santa Clarita Valley Planning area would be required to participate in the Developer Fee Program. As the Santa Clarita Valley Planning Area builds out, the level of fire protection services would be increased to keep pace with increased demands; therefore, less than significant cumulative fire-related impacts would occur.

Furthermore, any potential impacts associated with the construction of any necessary future fire facilities will be addressed pursuant to CEQA as part of the County approval process.

Conclusion

The analyses presented above conclude that potential impacts associated with fire protection services are clearly insignificant and unlikely to occur. Notwithstanding, an analysis of the provision of fire protection services to the proposed Project will be provided in the EIR.

Sheriff protection?

Existing Conditions

The Santa Clarita Valley Station of the Los Angeles County Sheriff's Department is responsible for providing general law enforcement to the area in which the Project Site is located. The Sheriff's station is located at 23740 Magic Mountain Parkway in Valencia, approximately 3 miles east of the Project Site. The Santa Clarita Valley Station currently maintains a staff of 190 sworn deputies, and serves an area of 656 square miles. With a current staffing level of 190 sworn deputies and an estimated service population of 270,000 residents, the existing service ratio is one deputy per 1,421 residents.¹⁰ The desired level of service for the service area is a deputy-to-resident ratio of one deputy per 1,000 residents. Therefore, the Sheriff's Department's current deputy-to-resident ratio within the Santa Clarita Valley is less than the desired level of service set by the County.

The California Highway Patrol (CHP) provides traffic regulation enforcement for the unincorporated portions of the Santa Clarita Valley and surrounding areas from its Newhall Area Station, located at 28648 The Old Road. The Newhall Area CHP Station patrols a service area of approximately 600 square miles and is staffed by 93 uniformed officers and 10 civilian employees.¹¹ The CHP does not maintain uniform staffing, equipment, or facility ratios/objectives to project future needs within each service area. Rather, each station determines its own staffing allocation relative to the geographical needs within the station's service area boundaries based on the service area's unique requirements and budget constraints.

The State's Office of Emergency Services maintains the State Emergency Plan, which outlines the organizational structure for the state's response to natural and manmade disasters. The Office of Emergency Services also assists local governments and other state agencies in developing their own emergency preparedness and response plans, in accordance with the Standardized Emergency Management System and State Emergency Plan, for earthquakes, floods, fires, hazardous material incidents, nuclear power plant emergencies, and dam breaks. Each jurisdiction is required to demonstrate to the Office of Emergency Services that it is in compliance with the Standardized Emergency Management System through a number of measures, including preparation and maintenance of an up-to-date emergency management plan, which incorporates an emergency evacuation plan. The County Office of Emergency Management has prepared the County's *Multi Hazard Functional Plan*, which details the coordination of County agencies during and after a catastrophic event and establishes the framework for the mutual aid agreements with the CHP, and with federal, state, and other local governments in the region. It also serves as the emergency management plan (including emergency evacuation plan) for the entire County.

¹⁰ Telephone communication, Michael Wright, Operations Sergeant, County of Los Angeles Sheriff's Department, July 24, 2013.

¹¹ Telephone communication, Sergeant Miller, California Highway Patrol, Newhall Area Station, July 18, 2013.

Specific Plan EIR Findings

The Specific Plan EIR determined that Specific Plan implementation would result in less than significant law enforcement impacts with the implementation of the following mitigation measure, which was adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003),¹² and would apply to the Homestead South Project:

Mitigation Measure SP 4.17-1: As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs.

In addition, the Specific Plan EIR determined that new tax revenues that would be generated by development of the Specific Plan would be deposited in the County's General Fund and State Treasury, and that these funds could be allocated to increase staff and equipment to meet future security and safety demands of the Newhall Ranch Specific Plan and cumulative development.

Project Design Features

The Homestead South Project includes the following Project Design Features that are in addition to the Specific Plan EIR mitigation measure, and would reduce Project impacts on law enforcement services.

Project Design Feature HS 15a-2: Prior to the commencement of construction activities, the Applicant shall enter into an agreement with the California Highway Patrol to provide traffic control services during Project construction. Such traffic control shall include the posting of reduced construction zone speed limit signs as necessary.

Project Design Feature HS 15a-3: Prior to the commencement of construction activities, the Applicant shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft and other unlawful activity associated with construction-related activities.

Project Design Feature HS 15a-6: Prior to the issuance of the first building permit, the Applicant shall develop a site access and circulation plan that parallels the County's emergency response and evacuation plans. The plan shall include ingress and egress points to and from the proposed Project that allows for easy access onto and off of the Project Site in the event of an emergency, where evacuation of the Project Site is required. The plan shall also incorporate these ingress and egress points to connect to the emergency evacuation roads set forth in the County's emergency response and evacuation plans.

Construction Impacts

Construction-related law enforcement impacts may occur within the Project Site itself as well as at off-site locations related to the movement of construction vehicles on public roadways. Site development and construction may require services from the Los Angeles County Sheriff's Department related to trespassing,

¹² See Mitigation Measure 4.17-1 in both the certified Specific Plan EIR (March 9, 1999) and adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

theft, and vandalism. To ensure that any impacts in this regard would be less than significant, in accordance with the Project Design Features identified above, private security services would be provided at construction sites within the Project Site. Construction of the Project would also increase traffic both on and adjacent to the Project Site during working hours due to commuting construction workers, trucks, and other large construction vehicles that would be added to normal traffic during Project construction. To ensure that construction-related traffic impacts would be less than significant, a construction traffic management plan would be implemented, and traffic control services would be provided, in accordance with the Project Design Features identified above and in compliance with applicable County regulations. The Los Angeles County Department of Public Works and the California Department of Transportation (Caltrans) would review the construction traffic management plan for construction affecting rights-of-way within their jurisdictions. The plan would identify the methods to be used to control the interface between construction traffic and existing vehicle traffic. In addition, in accordance with the Project Design Features identified above, a contractual agreement with the CHP would be secured for traffic control services throughout the construction phase, such that CHP personnel deployed under contract would facilitate ingress and egress of construction equipment and vehicles to and from the Project Site. To further promote traffic safety during Project construction, signs would also be posted with a reduced construction zone speed limit. With implementation of the Project Design Features identified above, which include private security services, CHP traffic control measures, and in compliance with applicable County regulations including a County/Caltrans approved construction traffic management plan, construction-related impacts to law enforcement would be less than significant.

As to potential impacts associated with construction of any future law enforcement facilities that may be necessary, the applicable agency (e.g., County, State) will conduct appropriate environmental review in compliance with CEQA as part of the approval process prior to construction of any such facilities.

Operation Impacts

It is anticipated that demand for Los Angeles County Sheriff's Department services in the Project area would increase above current levels upon buildout of the Project, and that the number of service calls and the types of incidents at the Project Site would be similar in frequency and character to those experienced in other areas of the Santa Clarita Valley. It is forecasted that a total of 12,153 persons would reside at the Project Site.¹³ Based upon the desired ratio of one deputy per 1,000 residents, the Project would require approximately 12 additional sworn officers as well as additional support services, such as detectives, front desk personnel, secretaries, administration, vehicles, and portable radios. To address this increased demand, the Applicant would pay the County's requisite Law Enforcement Facilities Fee, in accordance with the Project Design Features identified above and in compliance with applicable County regulations, which would provide sufficient revenues to pay for land acquisition, engineering, construction, installation, purchasing, and other costs associated with the provision of law enforcement facilities as well as the equipment needed to support the additional personnel. Additional operational funding for the Sheriff's Department would be derived from various types of tax revenues (e.g., property taxes, sales taxes, user taxes, vehicle license fees, deed transfer fees), which are deposited in the County's General Fund. The County Board of Supervisors allocates the General Fund revenue for various public services provided by the County, including law enforcement services. A portion of these revenues would therefore be allocated to

¹³ Based on an average household size of 3.36 persons per residential unit ($3,617 \times 3.36 = 12,153$). This is the average household size for Census Tract 9203.38 in the 2010 U.S. Census, which includes nearly all of the Westridge development and is anticipated to be reflective of the average household size for the residential units to be constructed as part of the proposed Project.

the Sheriff's Department during the County's annual budget process to maintain staffing and equipment levels at the Santa Clarita Valley Sheriff's Station at a level to serve the Project.

Demand for Sheriff's Department services could also be reduced via the Project's design, including but not limited to the use of lighting, landscape materials, and building orientation. With the incorporation of safety design techniques (i.e., "defensible space" measures) into the Project design, which would be ensured through implementation of the adopted Newhall Ranch Specific Plan mitigation measure, potential security impacts to persons and property would be less than significant. Therefore, with funding for additional Sheriff's Department personnel pursuant to the Project Design Features identified above, applicable County regulations, and implementation of the adopted Newhall Ranch Specific Plan mitigation measure, the Project's potential impacts on Sheriff's Department services would be less than significant.

The Project would increase the demand for CHP services on the area's highways by increasing vehicular traffic. Because the CHP station is centrally located within the CHP's service area and close to the Project Site, a new CHP station likely would not be needed as a result of the Project. Also, the current facility was designed to allow for increases in personnel and equipment. Given the current staff of 93 uniformed personnel, the facility can accommodate an additional 7 uniformed personnel before the facility reaches capacity.¹⁴ Through increased revenues generated by the Project (via motor vehicle registration and driver license fees paid by new on-site residents and businesses), the funding for additional staffing and equipment would be available to the CHP and could be allocated to the Newhall Area Station to meet the increased demand for service generated by the Project. Because the revenue base and method of funding allocation presently in place provide for adequate CHP services in the area, it is anticipated that an adequate level of service would be provided in the future through these same funding sources and allocation methods. Thus, the Project would result in less-than-significant impacts to CHP services during Project operations.

As the Project Site is currently undeveloped, existing County Emergency Plans do not include guidelines for the evacuation of the Project Site in the event of a natural disaster. However, as discussed above, the County's Emergency Operations Center is required to demonstrate compliance with the state's Standardized Emergency Management System through a variety of means, including a regular update of the County's Emergency Evacuation Plans. Therefore, the Project Site would be included in the County's evacuation plans as it builds out. As part of this process, the County Sheriff's Department would formulate and coordinate evacuation routes directly with the community (e.g., town council), and with the Los Angeles County Fire Department. With respect to evacuation routes and access, the Project would develop a site access and circulation plan that would parallel the County's emergency response and evacuation plan, in accordance with the Project Design Features identified above. Thus, the design of the Project would not preclude and, instead, would facilitate implementation of an evacuation plan that would provide for the safe movement of future residents and employees. Consequently, no significant impacts are expected to occur with regard to emergency evacuation of the Project Site or its surroundings.

Cumulative Impacts

In order to analyze the cumulative fire services and risk impacts of the Project in combination with other expected future growth, the amount and location of growth that is forecasted to occur was identified. A list of future development activity expected in the Santa Clarita Valley under the Santa Clarita Valley Cumulative 2024 Build-Out Scenario is presented in **Table 15-1**, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario.

¹⁴ Telephone communication, Sergeant Miller, California Highway Patrol, Newhall Area Station, July 18, 2013.

Excluding the Project, the total estimated residential population increase within the Santa Clarita Valley under the buildout scenario would be 147,110 persons.¹⁵ With the Project, the total estimated increase in residential population would be 159,263 persons. Using the desired officer-to-population ratio of one officer per 1,000 population, buildout of the Santa Clarita Valley (exclusive of the Project) would generate the need for a total of 147 officers. The Project would increase this total by an additional 12 officers. Similar to the Project, all new development projects in the Santa Clarita Valley would be required to pay the County's Law Enforcement Facilities Fee, which funds new facilities made necessary by increases in the demand for law enforcement services attributable to each respective project. Environmental review of the potential impacts associated with construction of each of these facilities pursuant to CEQA will be conducted by the CHP as part of the state approval process. Therefore, pursuant to the Los Angeles County Code, Chapter 22.74, cumulative impacts to law enforcement services provided by the Sheriff's Department within the Santa Clarita Valley would be less than significant.

Demands for CHP services in the Santa Clarita Valley would increase under the Santa Clarita Valley Cumulative Buildout Scenario due to related increases in vehicular traffic generated by cumulative development. An increase in the current number of CHP patrol officers would be required to enforce traffic regulations in new developments, and to respond to traffic accidents and disabled vehicles. However, through increased revenues generated by cumulative development (via motor vehicle registration fees paid by new residents and businesses), funding for additional staffing and equipment is anticipated to be allocated by the CHP to the Newhall Area CHP Station to meet future demands. As demand on the Newhall CHP Station increases review from the State of California would be performed to determine the amount of money that would be allocated to the Newhall CHP Station. As the State of California provides for funding to increase officers and equipment in all CHP Stations across the State, it is anticipated that an adequate level of service would be provided in the future through these same funding sources and allocation methods. For these reasons, cumulative impacts on the law enforcement services provided by the CHP would be less than significant.

With regard to County Emergency Response/Evacuation Plans, future resident and daytime populations in the Santa Clarita Valley would be subject to the same potential hazards as existing residents. The Project would provide regional access to and from the Project Site. The Project's circulation plan would provide better ingress and egress into and out of the Project Site in the event of an emergency. Furthermore, the additional access provided by the Project would facilitate regional evacuation plans, and would be incorporated into the County's Emergency Evacuation Plans, when amended, to provide for the safe evacuation of all Santa Clarita Valley residents and employees. Therefore, the proposed Project would result in less than significant cumulative impacts with regard to emergency response plans.

Conclusion

The analyses presented above conclude that potential impacts associated with sheriff services are clearly insignificant and unlikely to occur. Notwithstanding, an analysis of the provision of sheriff services to the proposed Project will be provided in the EIR.

¹⁵ Based on a total of 48,941 residential units (including mobile homes), 1,265 senior (active) units, and 693 beds of senior assisted living. The average household size for the 48,941 residential units is 2.94 persons per household. This average household size is based on the 2010 U.S. Census for the City of Santa Clarita. The average household size for the 1,265 senior (active) units is assumed to be 2 persons per unit and 1 person per bed for the senior assisted living units.

Schools?

Existing Conditions

The Project Site is located within the service boundaries of the Newhall School District and the Williams S. Hart Union High School District. A portion of the Project Site is also located within the Castaic Union School District, but no residential uses are planned for the portion of the Project Site that is located within the attendance boundaries of this school district. As such, the Project would not generate students that would attend schools within the Castaic Union School District.

Comprised of 10 elementary schools, the Newhall School District serves grades K–6 children who reside in the Newhall, Valencia, Westridge, and Stevenson Ranch areas of the Santa Clarita Valley. Total student capacity within the Newhall School District is 7,860; this capacity is provided via permanent and temporary (relocatable) classrooms. Total student enrollment in the Newhall School District for the 2012–2013 school year is 6,940, which represents 88 percent of the District’s total capacity.¹⁶ Until the Project’s on-site elementary school is open, and assuming the Mission Village elementary school is not yet constructed, K–6 students generated from development of the Project would attend the Oak Hills Elementary School which has a total student capacity of 984 students. Total student enrollment at Oak Hills Elementary School for the 2012–2013 school year is 616, which is 63 percent of the school’s capacity.

There are a total of six high schools and six junior high schools within the William S. Hart Union High School District. Total student capacity within the William S. Hart Union High School District, inclusive of junior high and high schools, is 23,044, with a 2012–2013 enrollment of 22,451 students. Therefore, the District, on an overall basis, is operating at a capacity of 97 percent.¹⁷ Until the Project’s on-site junior high and high schools are open, junior high school students generated from the development of the Project would attend Rancho Pico Junior High School, and high school students would attend West Ranch High School. Total student capacity at the Rancho Pico Junior High School is 1,125, with a total student enrollment for the 2012–2013 school year of 991, which is 88 percent of the school’s capacity. Total student capacity at the West Ranch High School is 2,385, with a total student enrollment for the 2012–2013 school year of 2,507, which is 105 percent of the school’s capacity. As such, West Ranch High School is currently operating over capacity.

Specific Plan EIR Findings

The Specific Plan EIR determined that buildout of the Specific Plan would generate approximately 5,016 elementary students, 1,392 junior high students, and 2,372 senior high students. The EIR determined that Newhall Ranch Specific Plan implementation would result in less-than-significant impacts to schools with the implementation of the following mitigation measures, which were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003),¹⁸ and would apply to the Homestead South Project:

¹⁶ Telephone communication, Ronna Wolcott, Newhall School District, July 18, 2013.

¹⁷ Telephone communication, Gail Pinkser, William S. Hart High School District, July 18, 2013.

¹⁸ The Specific Plan EIR also included Mitigation Measures SP 4.16-4 and SP 4.16-5. These two mitigation measures are applicable to development occurring within the jurisdictional boundaries of the Castaic Union School District. Relative to the Homestead South tract map site, the southern extent of the jurisdictional boundary for the Castaic Union School District is the centerline of the Santa Clara River. As a result, no Homestead South development that would generate students would be located within the boundaries of the Castaic Union School District. Thus, Mitigation Measures SP 4.16-4 and SP 4.16-5 are not applicable to the Homestead South project.

Mitigation Measure SP 4.16-1: The Specific Plan developer shall reserve five elementary schools sites, one junior high school site and one high school site, of 7 to 10, 20 to 25, and 40 to 45 acres in size, respectively, depending upon adjacency to local public parks and joint use agreements.

Mitigation Measure SP 4.16-2: The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.

Mitigation Measure SP 4.16-3: The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.

Project Design Features

The Homestead South Project includes the following Project Design Feature that is in addition to the Specific Plan EIR mitigation measures, and would reduce Project impacts on schools.

Project Design Feature HS 15a-7: The Applicant shall provide graded sites for an elementary school, junior high school, and high school within the Project Site.

Construction Impacts

Any potential adverse physical effect on the environment associated with construction of the on-site schools will be analyzed as part of the Project's EIR.

Operation Impacts

The number of additional students that may be generated by any given development project is determined by the number and type of residential units to be developed. The Project includes 699 single-family, 755 detached condos, and 2,163 multi-family residential units. The rate of students generated by each new housing unit is referred to as the "student generation rate." Student generation rates per housing type for the Newhall Schools District and the William S. Hart Union High School District are provided in **Table 15-2**, Student Generation Rates on page 71.

Based on the number and type of housing units to be developed as part of the Project and the student generation rate for each type of housing unit, the Project would generate a total of approximately 909 elementary students, 266 junior high school students, and 517 high school students.

Elementary School

In accordance with the provisions of the Newhall School Facilities Funding Agreement, students generated from development of the Project would attend Oak Hills Elementary until the elementary school located on the Project Site opens pursuant to the Project Design Feature above, and assuming the Mission Village elementary school is not yet constructed. If current attendance levels at Oak Hills Elementary continue into the future, addition of the elementary school students generated by the Project potentially would exceed the capacity of this particular school on a temporary basis until opening of the Project school or the Mission

**Table 15-2
Student Generation Rates**

School District	Student Generation Rate			
	Single-Family	Detached Condo	Multi-Family	Apartment
Newhall Elementary ¹	0.39	N/A	0.218*	0.277*
Hart Jr. High ²	0.1072	0.0897	N/A	0.0567
Hart Senior High ²	0.2246	0.1770	N/A	0.1045

¹ Telephone communication, Ronna Wolcott, Newhall School District, July 18, 2013.
² Information provided by Lorna Baril, Business Services, William S. Hart High School District, December 5, 2013.
* Given the small sample size, the Santa Clarita Valley-Wide sampling was used for student generation rates.

Village school. However, sufficient capacity is available on a district-wide basis to accommodate Project students. Additionally, the Newhall School District could respond to this situation by either building additional schools or adjusting the attendance boundaries of the existing schools such that all of the District’s schools are operating within capacity levels.

The Newhall School Facilities Funding Agreement required as part of the Newhall Ranch Specific Plan mitigation measures also requires the Applicant to set aside land and provide funds to construct the required elementary schools as mitigation for buildout of all uses within the boundaries of the Newhall School District. According to the Newhall School Facilities Funding Agreement, the proposed on-site elementary school would open once 300 students are generated from the Project. As set forth therein, the Newhall School Facilities Funding Agreement provides full mitigation for elementary school impacts. Therefore, Project impacts with regard to the Newhall School District would be less than significant with implementation of the Newhall Ranch Specific Plan mitigation measures and the Project Design Feature identified above.

Junior High School

The Project would generate approximately 266 junior high students that would attend schools operated by the William S. Hart Union High School District. These students would attend Rancho Pico Junior High School until the junior high school located on the Project Site opens. If current attendance levels at Rancho Pico Junior High School continue into the future, addition of the junior high school students generated by the Project potentially would exceed the capacity of this particular school on a temporary basis until the opening of the Project school. However, at the time that Project students actually attend school, there may be sufficient capacity at the local junior high school or on a district-wide basis to accommodate Project students. Additionally, the William S. Hart Union High School District could respond to this situation by either building additional schools or adjusting the attendance boundaries of the existing schools such that all of the District’s schools are operating within capacity levels.

The Project would comply with the terms of the School Facilities Funding Agreement with the William S. Hart Union High School District, as required by the Newhall Ranch Specific Plan mitigation measures, which details the timing and procedure for opening the proposed on-site junior high school that would accommodate the students generated by the Project. Therefore, impacts on the William S. Hart Union High School District junior high schools would be less than significant.

High School

The Project would also generate approximately 517 senior high school students that would attend schools operated by the William S. Hart Union High School District. Currently, students from the Project entering grades 9–12 would be served by West Ranch High School which is currently operating in excess of its capacity. If current attendance levels at West Ranch High School continue into the future, addition of the high school students generated by the Project potentially would increase the extent to which student enrollment exceeds the capacity of this particular school on a temporary basis until the opening of the Project school. However, at the time the Project actually generates students, there may be sufficient capacity at the local high school or on a district-wide basis to accommodate Project students. Additionally, the William S. Hart Union High School District could respond to this situation by either building additional schools or adjusting the attendance boundaries of the existing schools such that all of the District's schools are operating within capacity levels.

The Project would comply with the terms of the School Facilities Funding Agreements with the William S. Hart Union High School District, as required as part of the Newhall Ranch Specific Plan mitigation measures, which details the timing and procedure for opening the proposed on-site high school that would accommodate the students generated by the proposed Project. As a result of implementation of the Hart School Facilities Funding Agreement, less-than-significant impacts on the Hart District's school facilities would occur.

Cumulative Impacts

Any potential adverse cumulative physical impacts on the environment associated with construction of the elementary, junior high, and high school sites to be provided by the Applicant will be analyzed as part of the Project's EIR.

In order to analyze the cumulative education impacts of this Project in combination with other expected future growth, the amount and location of growth that is forecasted to occur was identified. A list of future development activity expected in the Santa Clarita Valley under the Santa Clarita Valley Cumulative 2024 Build-Out Scenario is presented in **Table 15-1**, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario.

The forecasted cumulative increase in residential population, in combination with the Project, would adversely impact the school districts that serve the residents of the Santa Clarita Valley (i.e., Castaic Union, Newhall, Saugus Union, Sulphur Springs, and Hart School Districts). All projects under the Santa Clarita Valley Cumulative Build-Out Scenario will be required to contribute their fair share to mitigate their respective school facility impacts. With the implementation of funding mechanisms such as those that have been established with regard to Newhall Ranch or the payment of fees per the Valley-Wide Joint Fee Resolution, impacts on schools caused by other future residential development also would be reduced to less-than-significant levels. As a result, Project cumulative impacts are less than significant.

Conclusion

The analyses presented above conclude that potential impacts associated with school services are clearly insignificant and unlikely to occur. Notwithstanding, an analysis of the provision of school services to the proposed Project will be provided in the EIR. The EIR analysis will also address any potential impacts associated with construction of the elementary, junior high, and high schools that would be constructed as part of the Project.

Parks



Existing Conditions

The Project Site is located within Los Angeles County Park Planning Area 35A which includes the areas of Valencia and Newhall. There are no existing public parks or trails within the Project Site boundaries; however, there are several existing and proposed parks in the vicinity of the Project Site. Such facilities include parks maintained by the County of Los Angeles, City of Santa Clarita, Ventura County, State of California, the federal government and the United Water Conservation District. The region surrounding the Project Site is also served by an existing and proposed trail system, including both County and regional trails.

Specific Plan EIR Findings

The Specific Plan EIR determined that buildout of the Specific Plan would result in an on-site population of approximately 60,000 residents, which would increase the demand for parks, recreational facilities, and trails. The Newhall Ranch Specific Plan included land as well as improvements for community and neighborhood parks (186 acres and 55 acres, respectively) and in addition, set aside 4,214 acres of land in the High Country Special Management Area (SMA), and 819 acres of land within the River Corridor SMA that would function as permanent open space. The Newhall Ranch Specific Plan's mitigation program also required 1,106 acres of Open Areas (including the 186 acres of community parks); a 15-acre lake; an 18-hole golf course; and a trail system consisting of the Regional River Trail, Salt Creek Corridor, Community Trails, and Unimproved Trails. The Specific Plan EIR determined that Specific Plan implementation would result in less-than-significant impacts related to parks, recreational facilities, and trails with the implementation of the following mitigation measures, which were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003),¹⁹ and would apply to the Homestead South Project:

Mitigation Measure SP 4.20-1: Development of the Newhall Ranch Specific Plan will provide the following acreages of parks and open area:

- Ten public Neighborhood Parks totaling 55 acres;
- Open Areas totaling 1,106 acres of which 186 acres are Community Parks;
- High Country Special Management Area of 4,214 acres;
- River Corridor Special Management Area of 819 acres;
- A 15-acre lake;
- An 18-hole golf course; and
- A trail system consisting of:
 - Regional River Trail;
 - Salt Creek Corridor;
 - Community trails; and
 - Unimproved trails.

¹⁹ See Mitigation Measures 4.20-1 through 4.20.3 in both the certified Specific Plan EIR (March 9, 1999) and adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

Mitigation Measure SP 4.20-2: Prior to the construction of the proposed trail system, the Specific Plan applicant shall finalize the alignment of trails with the County Department of Parks and Recreation.

Mitigation Measure SP 4.20-3: Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards.

In addition to the above mitigation measures, the Newhall Ranch Specific Plan's neighborhood parks and active areas of the Community Parks are required to be improved pursuant to the Newhall Ranch Specific Plan's list of specified park improvements. The park improvements are required to be provided in accordance with the final park plan approved by the County's Department of Parks and Recreation. (See Newhall Ranch Specific Plan, May 2003, Section 2.8, p. 2-145.)

As a Board of Supervisors' imposed Condition of Approval, approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County are required to be dedicated in fee and/or by conservation easement, as determined by Ventura County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). This land area is to be managed in conjunction with and in the same manner as the High Country SMA.

The County's Board of Supervisors determined that the community and neighborhood parks proposed as part of the Newhall Ranch Specific Plan, along with the proposed park improvements represented significant public benefits, which were above and beyond the mitigation required by CEQA, or the exactions required of other development.

Project Design Features

The Homestead South Project includes the following Project Design Features that are in addition to the Specific Plan EIR mitigation measures, and would reduce Project impacts with regard to parks, recreation facilities, and trails:

Project Design Feature HS 15a-8: VITM 060678 shall provide a 6.8-acre public park, a 5.3-acre public park, 11.0 acres of private recreation areas, and 993.6 acres of open space.

Project Design Feature HS 15a-9: The Applicant shall implement the Homestead South Trails Plan which includes approximately 4,400 linear feet of the Regional River Trail, 17,000 linear feet of community trails, 32,000 linear feet of recreation trails, 14,500 linear feet of local trails, and 5,500 linear feet of pathways.

Construction Impacts

Any potential adverse physical effects on the environment associated with construction of the on-site parks and recreational facilities will be analyzed as part of the Project's EIR.

Operation Impacts

The Project's Quimby parkland requirements, based on the unit count, average household size and applicable assessment factors, are presented in **Table 15-3**, Homestead Estimated Quimby Act Requirements, on page 75. As shown on **Table 15-3**, Homestead Estimated Quimby Act Requirements, the estimated Quimby Act parkland requirement for the Project is 28.17 acres.

**Table 15-3
Homestead Estimated Quimby Act Requirements**

Description/Category	Units	Avg. Household Size	Assessment Factor	Obligation in Acres
Single-Family Detached	1,454	3.23	0.003	6.77
Single-Family Attached and Multi-Family with Less than 5 Units per Building	763	2.29	0.003	5.24
Multi-Family with 5 or More Units per Building	1,400	2.11	0.003	8.86
Total	3,617			28.19

The County’s Quimby Ordinance identifies several types of park and recreation facilities that may satisfy projected needs and that are eligible for Quimby credit. These facilities include, but are not limited to, publicly or privately owned playgrounds, riding and hiking trails, tennis, basketball or other similar game court areas, swimming pools, putting greens, athletic fields, picnic areas, and other types of natural or scenic areas as recommended by the director of parks and recreation for passive and active recreation.

Credits toward meeting the County’s Quimby Ordinance park requirements are determined by the County’s Department of Parks and Recreation, and are based upon the Ordinance and several criteria (e.g., access, improvements, topography, etc.). The Project as proposed would provide 12.1 acres of public parks with improvements,²⁰ 11 acres of private recreational areas, 21.5 acres²¹ of trails, and 364.2 acres of river corridor (of which the Specific Plan allows a 10-percent credit or 36.4 acres) pursuant to the above Project Design Features. Based on these facilities, the Project’s forecasted parkland credit is 95.12 acres, as shown in **Table 15-4**, Estimated Quimby Credits, on page 76. Based on the Project’s Quimby parkland requirement of 28.2 acres, the Project would provide 66.8 acres more than the identified requirement.²² This level of parkland dedication is equivalent to approximately 7.3 acres per 1,000 persons, which is more than twice the Quimby requirements. Therefore, the park requirement for the Project would be fulfilled through the dedication of, and in some cases, improvements to, public community parks, open space, and trails.

Pursuant to the Newhall Ranch Specific Plan, the 66.9 acres by which the subdivision exceeds its Quimby obligation would be credited to other subdivisions within the Newhall Ranch Specific Plan area towards compliance with the Specific Plan mitigation measures.

As shown above, the Project would exceed local park requirements based on the County Ordinance and Quimby Act standards. Therefore, it is anticipated that the use of off-site local parks by Project residents, including those located in neighboring unincorporated Los Angeles County communities, in the City of

²⁰ For the purposes of calculating the Project’s park requirements, a total of 10.5 acres is used. The difference in park acreage results from use of the County Department of Parks and Recreation Department criteria that park acreage with less than a 3-percent slope be used for determining local park credits.

²¹ (9 acres of Regional River Trails + 7.57 acres of community trails + 2.51 acres of local trails + 2.42 acres of pathways) = 21.5 acres

²² The Project would generate a total of 95.1 acres of park credit and 12,153 persons. To compare the Project to the Quimby requirement (3.0 acres per 1,000 residents) divide the number of generated persons by 1,000 persons = 12,153; then divide the parkland credit (95.1) by the ratio of persons (12,153) = 7.8, or 7.6 acres of parkland per 1,000 persons.

**Table 15-4
Estimated Quimby Credits**

Description/ Category	Land			Improvements		
	Acres	Credit %	Quimby Acres	Improvement Costs	Acre Equiv. ¹	Total Acreage
Parks:						
Public Park	10.5	100%	10.5	\$4,481,400	15.7	26.3
Private Recreational Areas	11.0	100%	11			11.0
Subtotal Parks	21.5	100%	21.5			21.5
Trails	21.5	100%	21.5			21.5
River Corridor	364.2	10%	36.4			36.4
Total Credit Provided						95.1
Quimby Act Requirements						28.2
Excess						66.9
¹ The acreage equivalent column is calculated by dividing the improvement cost by the improvement fee (County in-lieu fee) of \$316,307 per acre of parkland (per L.A. County Code Section 21.28.140(A)(3))						

Santa Clarita, and in Ventura County, would be minimal, as extensive park facilities would be provided to serve the Project’s demand for such facilities. Moreover, because the Project exceeds local parkland requirements, the Project would make a positive contribution toward alleviating the existing Countywide shortage of parkland. Consequently, impacts to local parks would be less than significant and beneficial.

While it is possible that Project residents would use other Los Angeles County Regional Facilities, no significant regional parkland impacts are expected because the Project provides a surplus of on-site parkland for its residents. Therefore, no significant regional or local off-site impacts would occur.

It is also anticipated that Project residents would use state and federal parks and recreation areas and forests in the area. However, it is anticipated that many of the Project residents who would use those recreational areas are currently using them, and, therefore, these areas would not in fact experience increased usage due to Project development. Even if it is conservatively assumed for the purpose of this analysis that there would be increased usage that would be considered a potentially adverse impact, state and national park facilities charge user fees for water sports and camping areas, which fees are used in part to maintain those areas. Additionally, state and federal taxes, which would be paid by residents and businesses located within the Project Site, would be available for the maintenance of these facilities. Consequently, as with regional and local off-site facilities, no significant impacts would occur to state or federal parkland.

It is anticipated that Project residents would partake in recreational opportunities provided by the United Water Conservation District (Lake Piru). Again, it is likely that many of the Project residents would already be using this area for recreation and, therefore, the Project would not create a significant impact due to increased use. However, it is conservatively assumed that the Project would generate increased use that would be considered an adverse impact. Even so, similar to state and federal park and recreation areas, as discussed above, Lake Piru charges an entrance fee in addition to fees for fishing, boating and camping, which fees would be available for the maintenance of the facilities. Consequently, no significant parkland impacts would occur to Lake Piru.

Based on the analyses provided above, impacts related to the potential increased use of parks and recreational areas would be less than significant with implementation of the Newhall Ranch Specific Plan mitigation measures and Project Design Features.

Trails proposed as part of the Project would link to the hierarchy of local trail systems providing access to the regional trail network, Open Areas, and connections between living areas, shopping, work, entertainment, schools, and civic and recreational facilities. The Project's trails would be linked to the Newhall Ranch Specific Plan trail system and would connect to those County trails that would be in place at that time. Project residents, in addition to using the on-site trail system, are anticipated to also use the County's and City of Santa Clarita's existing and proposed trail systems in the Santa Clarita Valley area as they are constructed. However, most of the County trails are not currently in place. Anticipated use of the surrounding off-site trails by Project residents would increase the density of users on such trails to some degree. As the proposed trail alignments would fulfill the objectives of the Santa Clarita Valley Area Plan for parks, recreational facilities, and trails, and because the Project's trails would enhance the existing trail system in the Santa Clarita Valley, the Project is considered to have a less than significant and beneficial impact on the regional trail system.

Cumulative Impacts

In order to analyze the cumulative parks and recreation impacts of this Project in combination with other expected future growth, the amount and location of growth that is forecasted to occur was identified. A list of future development activity expected in the Valley under this scenario is presented in **Table 15-1, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario**.

Buildout of the Santa Clarita Valley would incrementally increase demand for local park facilities. However, all new residential projects, including the Project, would be required to meet the state and applicable local (County, City of Santa Clarita, etc.) parkland requirements. Therefore, cumulative impacts to parks and recreation facilities within the Santa Clarita Valley would be less than significant.

Conclusion

The analyses presented above conclude that potential impacts associated with park facilities and services are clearly insignificant and unlikely to occur. Notwithstanding, an analysis of the provision of park facilities and services to the proposed Project will be provided in the EIR. The EIR analysis will also address any potential impacts associated with construction of the parks that would be constructed as part of the Project.

Libraries?

Existing Conditions

The Los Angeles County Library operates facilities and services countywide in both unincorporated and incorporated areas of the County. The Project Site is located within the unincorporated area of the County Library's Planning Area 1, which includes the Santa Clarita Valley. The County Library provides services to the entire Santa Clarita Valley area through the Castaic Library, the Acton/Agua Dulce Christopher Colombo Breviodoro Library, and the Santa Clarita Valley Mobile Library Service. Up until 2011, the County also provided services at the Valencia Library, Newhall Library, and the Canyon Country Jo Anne Darcy Library. However, the City of Santa Clarita City Council voted to leave the County of Los Angeles Public Library System and signed a new five-year agreement with a private, for-profit company to operate these libraries. Based on County standards, the Santa Clarita Valley area is currently under-served with regard to available library facilities.

Specific Plan EIR Findings

The Specific Plan EIR, and related findings, determined that Specific Plan implementation would increase demands on library facilities and library materials (books, magazines, periodicals, etc.). The County Library's adopted planning standards at the time the Newhall Ranch Specific Plan was approved required 0.35 net square foot of facility space and 2.0 library items per capita. Based upon these standards, buildout of uses within the Newhall Ranch Specific Plan would create a demand for 20,897 square feet of facility space, and a demand for 119,414 library items. The EIR determined that Newhall Ranch Specific Plan implementation would result in less-than-significant impacts to libraries with the implementation of the following mitigation measure, which was adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003),²³ and would apply to the Homestead South project:

Mitigation Measure SP 4.19-1: The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules.

The total library building square footage to be funded by the developer will not exceed 0.35 net square foot per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s).

Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("Library Construction Plan") and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.

If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational

²³ See Mitigation Measure 4.19-1 in both the certified Specific Plan EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.

Project Design Features

The Homestead South project does not include any Project Design Features related to libraries.

Construction Impacts

The Project would not include the development of a new library. Therefore, no construction-related or other adverse physical impacts would occur due to the construction of a new library. However, a library is proposed to be developed within the Mission Village project site. This library would be accessible from the Homestead South site via paseos and roadways.

Operation Impacts

Occupancy of the Homestead South Project would increase the demand placed on library services, thereby increasing the need for additional library facility space and library items. Based on the County Library adopted standards, the 12,153 persons generated by the Project would require a total of 4,254 square feet of library facilities, and 24,306 library material items.

The County Library has also suggested, but not formally adopted, a planning guideline setting forth a greater level of facilities, materials, and equipment to offset a project's library demand. Specifically, the planning guideline calls for 0.50 gross square foot of facility space per capita (compared to 0.35 under the adopted standard), 2.75 items (books, periodicals, audio cassettes, videos, etc.) per capita (compared to 2.0 items under the adopted standard), and one computer per 1,000 people served (no computer requirement under the adopted standards). Based on the County Library service level guideline of 0.50 gross square foot of library facilities per capita, Project development (12,153 persons) would require a total of 6,077 square feet of library facilities (compared to 4,254 square feet under the adopted standard), 33,421 library material items (compared to 24,306 items under the adopted standard), and 12 public computers (compared to no computers under the adopted standard) to serve the Project's population if the Project residents were to utilize a built-out library.

The Santa Clarita Valley area is currently under-served with regard to available library space. However, with the implementation of the mitigation adopted as part of the County's approval of the Newhall Ranch Specific Plan (e.g., dedication of up to two library sites; and funding for the library(s), including construction, furniture, fixtures, equipment and materials), the Newhall Ranch Specific Plan area would include adequate library facilities such that the County's adopted library standards would be met. The adopted Newhall Ranch Specific Plan mitigation, including the Memorandum of Understanding requirements in that mitigation, is deemed to fully mitigate impacts to library services. Thus, with the implementation of the Newhall Ranch Specific Plan mitigation, impacts to library services resulting from the development of the Newhall Ranch Specific Plan, inclusive of the Homestead South development, would be less than significant.

Cumulative Impacts

The Project would not result in any potential adverse physical impacts resulting from the construction of new or expanded library facilities; therefore, the Project would not have or contribute to a resulting cumulative physical impact on the environment related to library construction.

In order to analyze the cumulative library impacts of this Project in combination with other expected future growth, the amount and location of growth that is forecasted to occur was identified. A list of future development activity expected in the Valley under this scenario is presented in **Table 15-1**, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario.

Upon buildout of the Santa Clarita Valley Build-Out Scenario, the cumulative residential population increase (147,110 persons without the Project and 159,263 persons with the Project) would significantly impact library facilities. The County requires that all new residential developments either pay the current Library Facilities Mitigation Fee or construct library facilities to mitigate cumulative impacts on County Library services. In addition, the cost of new library facilities needed due to future residential development could be partially financed by new tax revenues that new developments would generate for the County on an ongoing basis. Accordingly, cumulative impacts to library services would be less than significant.

Conclusion

The analyses presented above conclude that potential impacts associated with library services are clearly insignificant and unlikely to occur. Notwithstanding, an analysis of the provision of library services to the proposed Project will be provided in the EIR.

Other public facilities?

Project Impacts

During development and operation of the Project, other governmental services, including road maintenance, would be required. Project residents would use the existing road network as well as the on-site roadways constructed per the Project's circulation plan. The increase in tax revenue that would result from implementation of the proposed Project would provide for road maintenance and other County services. Therefore, the Project would result in a less-than-significant impact relative to road maintenance.

Cumulative Impacts

Potential adverse cumulative physical impacts on the environment associated with road construction will be analyzed as part of the Project's EIR.

In order to analyze the cumulative impacts of this Project on road maintenance in combination with other expected future growth, the amount and location of growth that is forecasted to occur was identified. A list of future development activity expected in the Valley under this scenario is presented in **Table 15-1**, Cumulative Development Activity—Santa Clarita Valley 2024 Build-Out Scenario. Upon buildout of the Santa Clarita Valley Build-Out Scenario, increased vehicle trips could impact local roadways. However, the increase in tax revenue resulting from implementation of these developments would provide for the maintenance of these local roadways and public facilities beyond those analyzed above. Therefore, cumulative impacts relative to road maintenance would be less than significant.

In conclusion, any potential impacts associated with road maintenance are insignificant, therefore, the EIR will not provide further analysis or discussion of this impact category.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See Response to Checklist Question 15.a. Parks, above.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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New parks and recreational facilities are proposed to be developed as part of the Project. Construction of these facilities potentially could have an adverse physical effect on the environment. As previously noted, Homestead South is a planned community that would be developed as part of the previously approved Newhall Ranch Specific Plan. The environmental impacts associated with development of the Specific Plan, including Homestead South, were addressed at a program level in the Specific Plan EIR.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for development of the Homestead South project, inclusive of its parks and recreational facilities, to result in adverse physical effects on the environment that were not identified in the Specific Plan EIR. The Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements) would not include parks or recreational facilities, and as such, would not result in any impacts with respect to this topic.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project’s trails and open space systems would connect to existing facilities and areas and, therefore, would not interfere with regional open space connectivity. As such, any potential impacts associated with connectivity are insignificant , as a result, the EIR will not provide further analysis or discussion of this impact category.

17. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Specific Plan EIR evaluated potential traffic and access impacts associated with buildout under the Newhall Ranch Specific Plan based on established performance measures and criteria recognized by the public agencies with jurisdiction over the Project's transportation facilities (e.g., County of Los Angeles, City of Santa Clarita, Caltrans). The analysis determined that buildout of the Specific Plan would cause significant off-site impacts along 19 separate arterial roadways and two state highways (SR-126 and I-5), as well as the SR-126/I-5 interchange. Specific Plan Mitigation Measures SP 4.8-1 through SP 4.8-13 were identified to address the significant impacts. These include a requirement that each subdivision filed within the Specific Plan, including the Homestead South project, undergo a transportation performance evaluation that identifies the specific improvements for all on-site roadways, which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. The Specific Plan EIR determined that the identified significant impacts on traffic/access would be mitigated to a less-than-significant level with implementation of Specific Plan Mitigation Measures SP 4.8-1 through SP 4.8-13.

Development of the Homestead South project, which includes 3,617 residential units and 66,400 square feet of commercial development, would increase traffic volumes on the public roadways in the Project area and, therefore, potentially conflict with applicable measures of effectiveness for the performance of the circulation system. The portions of the Project within the Specific Plan boundary would be required to implement the mitigation measures adopted for the Newhall Ranch Specific Plan. In light of the analysis previously conducted as part of the Specific Plan EIR, and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to circulation system performance which were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

<p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The CMP requires an analysis of a proposed development project's impacts on the CMP highway system and the local and regional transit system. The Specific Plan EIR evaluated potential impacts on the CMP highway system and the local and regional transit system from buildout of the Specific Plan. With regard to the CMP highway system, the analysis determined that buildout under the Specific Plan would result in significant impacts at the Osborne Street/I-5 Freeway monitoring station and the 1-5 south of SR-14. The Specific Plan EIR determined that various strategies are available to local jurisdictions to mitigate CMP traffic impacts, including constructing new roadway improvements, managing traffic flow through signal improvements and trip reduction measures, and land use strategies such as locating higher density uses in proximity to public transit. The Specific Plan EIR determined that the overall improvements associated with the Specific Plan could sufficiently mitigate the identified significant impacts to the CMP highway system. Ultimately, impacts will be assessed with each subdivision map, and mitigation credits will be assigned when building permits are issued, or when land use strategies are implemented and/or transportation improvements are made. With regard to impacts to transit facilities, the Specific Plan EIR stated that the Specific Plan's estimated transit demand of 1,900 peak hour transit trips will occur in increments as the Newhall Ranch develops. Actual transit impacts to transit services will be evaluated at the subdivision map level as development occurs within the Specific Plan site. Based on the transit funding sources associated with the Specific Plan and the fact that the Specific Plan provides bus pull-ins on the site and reserves land needed for an easement for a future Metrolink rail line and park-and-ride lot/Metrolink rail station, the Specific Plan EIR determined that impacts to transit facilities would be less than significant.

Homestead South Project development would increase traffic volumes on CMP designated roadway and transit facilities and, therefore, potentially conflict with an applicable CMP. Pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to CMP and transit facilities that were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Project development would not affect air traffic patterns. As such, any potential impacts associated with air traffic patterns are insignificant, as a result, the EIR will not provide further analysis or discussion of this impact category.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Project's proposed roadway system would be designed to County of Los Angeles roadway standards that when implemented would provide for a safe on-site roadway network and would not substantially increase hazards due to a design feature or incompatible use. As such, any potential impacts associated with such hazards are insignificant, as a result, the EIR will not provide further analysis or discussion of this impact category.

e) Result in inadequate emergency access?

The Project's proposed roadway system would be designed to County of Los Angeles roadway standards that when implemented would provide adequate access during an emergency. Therefore, any potential

impacts associated with such use are insignificant, as a result, the EIR will not provide further analysis or discussion of this impact category.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Bus stops, bike lanes, and pedestrian facilities have been incorporated into the Project design. Therefore, the Project, by its design, would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Increased use of public transit facilities as a result of the Project potentially could, however, decrease the performance of such facilities, thereby resulting in a potentially significant impact. As discussed in Response to Checklist Question 17.b., above, impacts to transit facilities were addressed as part of the Specific Plan EIR, and the EIR prepared for the Homestead South project will address the potential for impacts to occur to transit facilities that were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements). The analysis will also address the Project's potential impacts to bicycle and pedestrian facilities including compliance with Healthy Design Ordinance and other applicable regulations in Title 21 and 22 not in effect at the time of the Newhall Ranch Specific Plan adoption.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Project wastewater will be treated at the Valencia WRP until such time that the Newhall Ranch WRP is operational. Supplemental treatment of Project discharges from the Valencia WRP relative to chloride may be required. Ultimate discharges potentially could exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.

b) Create water or wastewater system capacity problems (i.e., result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments), or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project Site is not currently serviced by any existing sewage system and treatment plant. The Newhall Ranch WRP has been sized to accommodate Newhall Ranch development, which includes the Project. The potential environmental effects associated with construction and operation of the Newhall Ranch WRP were analyzed in the Specific Plan EIR, with appropriate mitigation measures adopted, and no further analysis of these effects is required. However, the Newhall Ranch WRP may not be completed prior to Project development, in which case Project wastewater flows would be treated on an interim basis at the Valencia WRP.

With regard to water supply, the Specific Plan EIR evaluated potential impacts associated with supplying water to the entire Newhall Ranch Specific Plan. The analysis identified potentially significant impacts to water resources resulting from implementation of the Newhall Ranch Specific Plan, in conjunction with cumulative development in the Santa Clarita Valley. The analysis determined that with implementation of Specific Plan Mitigation Measures SP 4.11-1 through 4.11-22, impacts would be mitigated to a less-than-significant level.

The Homestead South Project would be required to comply with the Specific Plan mitigation measures which, among other requirements, require individual subdivisions to obtain determinations of the availability of sufficient water supply to serve the proposed uses. Pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for water supply impacts to occur that were not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

With regard to potential environmental effects from the construction of new water and wastewater infrastructure required for the Project, as previously noted, the EIR prepared for the Homestead South project will address the potential for development of the Homestead South project, inclusive of its infrastructure, to result in adverse physical effects on the environment that were not identified in the Specific Plan EIR. The EIR will also address potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

With regard to drainage system capacity, see Response to Checklist Question 10.c., above. With regard to potential environmental effects that could result from construction of the Project's stormwater collection and conveyance system, see Response to Checklist Question 18.b., above.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

See Response to Checklist Question 18.b, above.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Specific Plan EIR evaluated the capability of natural gas and electricity resources to serve buildout under the Newhall Ranch Specific Plan. The analysis determined that buildout of the Specific Plan would place new demands on electrical services provided by Southern California Edison (SCE) and natural gas services provided by the Southern California Gas Company (SCGC), including the need for new delivery infrastructure. However, the Specific Plan EIR determined that neither the Specific Plan nor anticipated cumulative development would have a significant impact on electrical or natural gas services. In order to ensure that impacts to electricity resources would not be significant, and because petroleum-based energy and natural gas are nonrenewable and finite resources, the Specific Plan's Mitigation Monitoring Plan includes a measure confirming that all development within the Specific Plan is subject to the conservation measures required under Title 24, Part 6, of the California Code of Regulations. Title 24 would assure responsible electricity and natural gas consumption by the Specific Plan developer, residents, employees, and others. In addition, the Specific Plan would be required to meet the requirements of SCE and SCGC in terms of infrastructure relocation (if applicable). See also Response to Checklist Question 6.b. regarding the efficient use of energy resources.

The Homestead South Project would result in an increased demand for electricity and natural gas compared to existing conditions. Electric service to the Project would be provided through temporary utility poles/lines that cross Newhall Ranch which would be converted to permanent facilities during the buildout of Newhall Ranch. The Project's External Map Improvements include the construction of an Edison

substation and facilities to support the substation and the extension of an Edison power pole line to power the Newhall Ranch WRP.

The Homestead South project includes the following Project Design Features, in addition to the Specific Plan EIR mitigation measures, to reduce Project impacts related to energy capacity and related facility construction:

Project Design Feature HS 18e-1: A letter from Southern California Gas Company (SCGC) shall be obtained prior to recordation of VTTM 060678 stating the following: the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements have been met.

Project Design Feature HS 18e-2: All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.

Project Design Feature HS 18e-3: Prior to the recordation of VTTM 060678, Southern California Edison (SCE) shall be notified of the nature and extent of the development set forth in VTTM 60678.

Project Design Feature HS 18e-4: A letter from SCE shall be obtained prior to the recordation of VTTM 060678 stating that compliance with SCE's guidelines for grading, construction, and development within SCE easements, including but not limited to electrical infrastructure removals and relocations, have been met.

Project Design Feature HS 18e-5: Los Angeles County shall ensure that VTTM 060678 provides adequate accessibility to SCE facilities as a condition of their approvals.

Notwithstanding, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to electricity and natural gas services not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements). With regard to potential environmental effects that could result from construction of the Project's energy infrastructure, see Response to Checklist Question 18.b., above.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Newhall Ranch Specific Plan EIR determined that buildout of the Newhall Ranch Specific Plan, which includes the Project, will have significant and unavoidable impacts relating to the disposal of solid waste. The Project would contribute to an increased demand for landfill capacity compared to existing conditions. Thus, pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for impacts to occur to landfill capacity not identified in the Specific Plan EIR as well as potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project's External Map Improvements).

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Project development would comply with federal, state, and local statutes and regulations related to solid waste. As such, any potential impacts associated with compliance are clearly insignificant, as a result, the EIR will not provide further analysis or discussion of this impact category.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Project has the potential to degrade the quality of the environment, and adversely impact wildlife habitat and populations, plant communities, and the number of rare or endangered species. See Checklist Section 4 for further discussion of the Project’s potential impacts to biological resources. See Checklist Section 5 for further discussion of the Project’s potential impacts to cultural resources. As previously noted, Homestead South is a planned community that would be developed as part of the previously approved Newhall Ranch Specific Plan. The environmental impacts associated with development of the Specific Plan, including Homestead South, were addressed at a program level in the Specific Plan EIR.

In light of the analysis previously conducted as part of the Specific Plan EIR and pursuant to the provisions of CEQA Guidelines section 15168(d)(3), the EIR prepared for the Homestead South project will address the potential for development of the Homestead South project to result in adverse physical effects on the environment that were not identified in the Specific Plan EIR, including impacts to biological and cultural resources. The EIR will also address potential impacts associated with Homestead South development located outside the boundaries of the Newhall Ranch Specific Plan (i.e., limited portions of the Project’s External Map Improvements).

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Project development may result in impacts that are individually limited, but cumulatively considerable. See Response to Checklist Question 19.a., above. The EIR will address potential impacts at the project and cumulative levels.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The Project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. See Response to Checklist Question 19.a., above.