

CITY OF SANTA CLARITA  
STAFF REPORT  
MASTER CASE NO. 14-041  
CONDITIONAL USE PERMIT 14-005; INITIAL STUDY 14-002

DATE: July 1, 2014

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff Hogan, AICP, Planning Manager

CASE PLANNER: David Peterson, Assistant Planner II

APPLICANT: Oakmont Senior Living

LOCATION: The subject property is located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN 2866-035-006 in the City of Santa Clarita.

REQUEST: This applicant is requesting a Conditional Use Permit for the construction of a two-story, 81-unit Residential Service/Care Facility for seniors. The facility includes on-site medical care. The subject property is in the Business Park (BP) zone.

BACKGROUND AND PROJECT DESCRIPTION

On April 29, 2014, Oakmont Senior Living submitted for a Conditional Use Permit (CUP) for an 81-unit Residential Service/Care facility in the Business Park (BP) zone. The project was deemed complete on May 12, 2014. A public hearing before the Planning Commission was scheduled for June 13, 2014 but, at the request of the applicant, was continued to July 1, 2014.

The subject property is approximately eight-acres in size and consists of a certified pad that was created in 2007. The developable portion of the project site consists of a certified pad at grade with Newhall Ranch Road. The remainder of the site slopes down approximately 80 feet from the pad to the south. The project will include planting of oak trees on the existing engineered slopes.

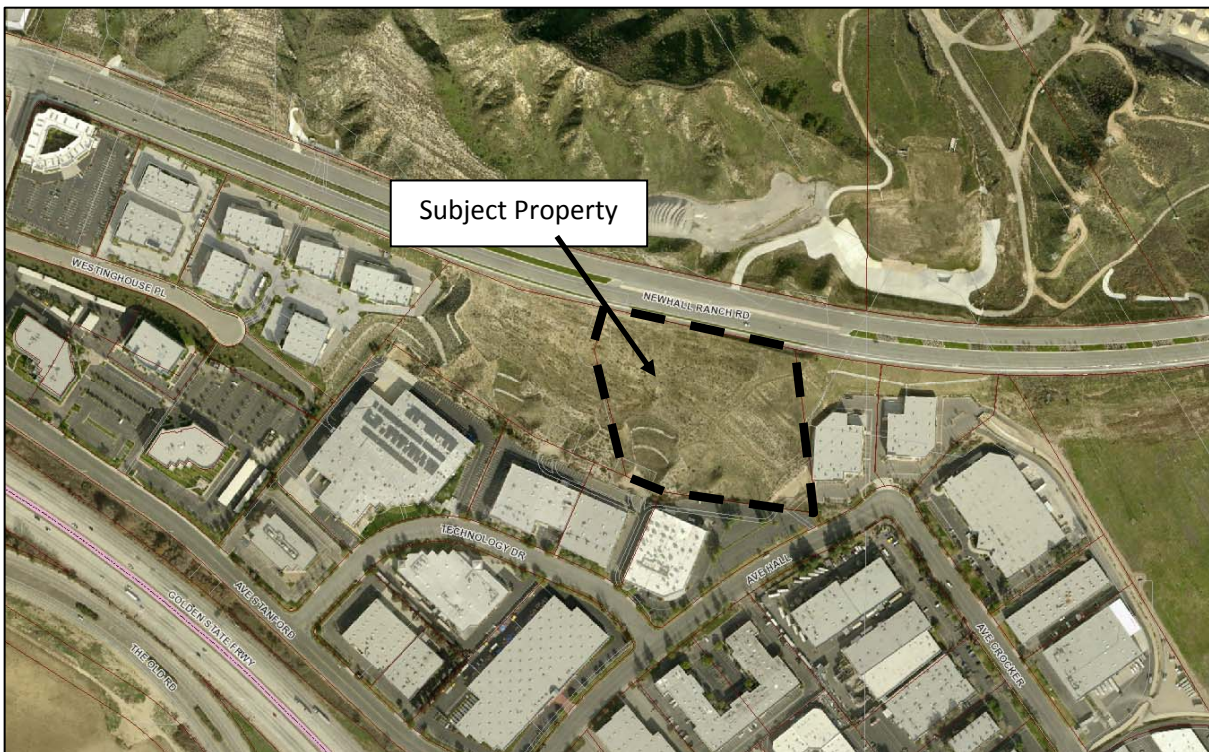
The proposed facility consists of an 81-unit Residential Service/Care Facility comprising approximately 85,500 square feet and measuring 36'-1' at its highest point. The project would provide senior citizens with an active living environment that includes on-site medical supervision. A variety of amenities are incorporated into the site including a central quad, a green for pets, walking paths, outdoor dining areas and a community garden. Approximately 25% of the units would be dedicated for the care of patients with Alzheimer's Disease.

**GENERAL PLAN DESIGNATION AND ZONING**

The Unified Development Code (UDC) requires approval of a CUP for a Residential Service/Care Facility in the BP zone. The General Plan land use designation for the subject property is also BP.

The subject property is located south of Newhall Ranch Road at APN 2866-035-006. The property is bounded to the north, across Newhall Ranch Road, by open space owned by the Southern California Gas Company. Natural gas storage tanks are located on the property. The subject property is bounded to the west, south and east by existing business park development. These developed areas include a variety of warehouse, light manufacturing and office uses. The parcel directly west of the subject property is vacant but zoned BP. A utility easement exists for transmission lines approximately 815 feet east of the subject property. The intersection of the Interstate-5 and State Route 126 is approximately three-quarters of a mile west of the subject property.

	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Project</b>	BP	BP	Residential Service/Care Facility
North	BP	BP	Open Space/Gas Company
South	BP	BP	Business Park
West	BP	BP	Vacant/Business Park
East	BP	BP	Business Park



## ANALYSIS

### *Aesthetics*

The proposed project incorporates 360-degree architecture and is consistent with the City of Santa Clarita's Community Character and Design Guidelines. The maximum height of the facility is approximately 36 feet from grade. The portion of the facility that extends above 35 feet is an architectural element that is consistent with the overall design of the building and adds interest and articulation to the structure.

Whereas the City of Santa Clarita's UDC requires a CUP for structures over 35 feet in the BP zone, UDC Section 17.53.020B allows for additional height over 35 feet for architectural treatments without a CUP, provided that:

- The height does not exceed 45 feet;
- the element is compatible with the overall architectural design; and
- the element allows for additional articulation that would otherwise not be achieved under 35 feet.

Visual simulations of the site are attached to this report.

### *Biology*

No native vegetation exists on the site due to prior grading activities and no previously identified candidate, sensitive, or special status species are known to occur nor have any been identified on the subject property. The project site is located approximately 2,500 feet from the nearest riparian habitat, the Santa Clara River. The project site is not located in a Significant Ecological Area nor is any habitat located on site. The project site does not contain any sensitive natural communities identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. Finally, the proposed project does not conflict with any conservation plans and no oak trees are located on the subject property or in the vicinity of the subject property.

### *Parking*

The required parking ratio for the proposed use is 0.5 parking spaces per individual unit. Given the 81 proposed units, a total of 41 parking spaces are required. The current site plan demonstrates 62 parking spaces, including a parking space for a pool vehicle. As a result, the proposed project exceeds the required parking by 21 spaces. A pickup/drop-off location is provided at the western end of the facility.

### *Soils and Geology*

The proposed project will be constructed on the flat portion of a prepared pad that was certified in 2007. All rough grading activities were completed at that time. The total buildable area is approximately 4 acres. The project will only require additional fine grading. Approximately

3,500 cubic yards of earth will be required for pad preparation and the material will balance on site.

### *Traffic*

For purposes of comparison, given the size and zoning of the subject property, a 60,000 square foot office space development *could* be supported. Traffic modeling indicates that this kind of development would generate a total of 2,200 daily trips. The same traffic model shows that the proposed Residential Service/Care Facility would only generate 230 daily trips; roughly 10% of the total number of trips that an office use would generate.

In 2012, there were 37,100 average daily trips on the portion of Newhall Ranch Road adjacent to the proposed project. The increase of 230 daily trips as a result of the proposed project would increase the total number of average daily trips on Newhall Ranch Road by less than one-tenth of one percent.

Condition TR1 requires the applicant to provide a right-turn pocket into the subject property on east-bound Newhall Ranch Road. This will require the slight relocation of the Class I bike trail to conform to the shape of the new turn pocket.

Condition TD3 requires that the applicant provide an irrevocable offer of dedication for a future bus stop on eastbound Newhall Ranch Road, east of the project entrance. The position of the future bus stop is demonstrated on the site plan.

### ENVIRONMENTAL STATUS

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study determined that all impacts related to the proposed project are considered to be less than significant. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of CEQA. The initial study was circulated from May 13, 2014 to June 1, 2014.

### PUBLIC NOTICE AND COMMENTS

On May 13, 2014, a Notice of Public Hearing was sent to all property owners within a 1,000-foot radius of the project site in accordance with Section 17.06.110(B) of the UDC. A legal notice advertising the public hearing was placed in The Signal, and a sign was posted on the project site. To date, the Community Development Department has not received any comments related to the proposed project.

The item was originally scheduled to come before the Planning Commission at its regular meeting on June 3, 2014. However, at the request of the applicant, the Planning Commission continued the item until July 1, 2014. Signage placed on site advertising the public hearing was revised to reflect the revised public hearing date in accordance with City notification requirements.



## RECOMMENDATION

Staff recommends that the Planning Commission receive the information and materials that constitute Master Case 14-041 (CUP 14-005, IS 14-002) and adopt Resolution P14-09 approving the proposed Residential Service/Care Facility located at APN: 2866-035-006 subject to the attached Conditions of Approval (Exhibit A).

## ATTACHMENTS

Resolution  
Conditions of Approval (Exhibit A)  
Site Plan  
Elevations  
Preliminary Landscape Plan  
Visual Simulations  
Negative Declaration/Initial Study

RESOLUTION NO. P14-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA ADOPTING A NEGATIVE DECLARATION AND APPROVING MASTER CASE NO. 14-041, CONDITIONAL USE PERMIT 14-005 AND INITIAL STUDY 14-002 TO ALLOW AN 81-UNIT RESIDENTIAL SERVICE/CARE FACILITY LOCATED AT APN: 2866-035-006, IN THE CITY OF SANTA CLARITA

THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission does hereby make the following findings of fact:

- A. An application for Master Case No. 14-041 (CUP 14-005, IS 14-002) was filed by Oakmont Senior Living (hereinafter “Applicant”) with the City of Santa Clarita on April 29, 2014. The property for which this application was filed is located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN: 2866-035-006 (hereinafter “Subject Site”);
- B. The project consists of a two-story, 81-unit Residential Service/Care Facility for seniors and includes on-site medical care. The facility provides several amenities to encourage and active lifestyle for residents. A portion of the facility is reserved for individuals with Alzheimer’s Disease;
- C. The application was deemed complete on May 12, 2014;
- D. The applicant proposes to construct a two-story, 81-unit Residential Service/Care Facility (senior apartment complex) with on-site medical supervision;
- E. The zoning and General Plan designation for the subject site is Business Park (BP);
- F. The property is bounded to the north, across Newhall Ranch Road, by open space owned by the Southern California Gas Company. Natural gas storage tanks are located on the property. The subject site is bounded to the west, south and east by existing business park development. The parcel directly west of the subject property is vacant but zoned BP. These developed areas include a variety of warehouse, light manufacturing and office uses;
- G. On June 3, 2014, a duly noticed public hearing was held before the City of Santa Clarita Planning Commission at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita;
- H. At the request of the applicant, the Planning Commission continued the public hearing to July 1, 2014; and

- I. On July 1, 2014 a duly noticed public hearing was held before the City of Santa Clarita Planning Commission at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita;
- J. At this public hearing, the Planning Commission considered the staff report, staff presentation, applicant's presentation, and public testimony.

**SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.** Based upon the foregoing facts and findings, the Planning Commission hereby finds as follows:

- A. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);
- B. The Initial Study has been circulated for review and comment by affected governmental agencies and the public, and all comments received, if any, have been considered. The Negative Declaration was posted and advertised on May 13, 2014, in accordance with CEQA. The public review period was open from May 13, 2014 through June 3, 2014;
- C. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Santa Clarita;
- D. The location of the documents and other material which constitutes the record of proceedings upon which the decision of the Planning Commission is the Master Case No. 14-041 project file within the Community Development Department and is in the custody of the Director of Community Development; and
- E. The Planning Commission, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA.

**SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 14-041.** Based on the foregoing facts and findings for Master Case No. 14-041, the Planning Commission hereby finds as follows:

- A. That the proposal is consistent with the General Plan;

The proposed project is consistent with the City of Santa Clarita's General Plan (General Plan). Specifically, the General Plan Land Use Element, Objective 3.1 and Policy 3.1.6 state:

*Objective 3.1: Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, age groups and special needs groups within the community.*

*Policy 3.1.6: Promote development of housing suitable to residents with special needs, including, but not limited to senior citizens and persons with disabilities.*

The proposed project would construct an 81-unit Residential Service/Care Facility. The facility would provide an active environment for senior citizens and provide on-site medical supervision. A portion of the units would be dedicated to those with Alzheimer's Disease.

- B. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;

The proposed use is allowed within the applicable underlying zone, BP, via the Conditional Use Permit process. The proposed project is consistent with all General Plan goals, objectives and policies for architecture, and site design and meets the applicable UDC provisions identified in Sections 17.34, 17.42, 17.51, 17.53 and 17.57 for residential and commercial developments as identified in the Conditions of Approval generated for the proposed project.

- C. The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and

An Initial Study and Negative Declaration were completed for the proposed project. The project will produce either no impact or less than significant impacts in all areas identified by the study. The project will not handle or use commercial quantities or types of hazardous materials, will have less than significant impact on air quality and greenhouse gas emissions, will not generate noise beyond that contemplated by the City of Santa Clarita's Noise Ordinance, is not subject to landslide hazards or flood hazards, will have less than significant impact on water quality, will not divide any existing community, and will have less than significant impact on population and housing.

- D. The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:

- 1) The design, location, shape, size, and operating characteristics are suitable for the proposed use;

The proposed project is an 81-unit Residential Service/Care Facility located on an existing certified pad in the BP zone. The subject property is approximately 8 acres, with approximately 4 acres of buildable area. The proposed project is consistent with all applicable UDC provisions identified in Sections 17.34, 17.42, 17.51 and 17.55. The proposed facility will not exceed 36 feet in height, complies with the City of Santa Clarita's Community Character and Design Guidelines, and is consistent with the massing and density of existing development in the area. Further, the proposed

use is over 200 feet from the nearest commercial structure and is vertically offset approximately 80 feet above the surrounding commercial land uses.

- 2) The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;

The proposed project is fronted by Newhall Ranch Road, a major arterial highway. Over 37,000 daily trips occur on the segment of Newhall Ranch Road that fronts the subject site. The proposed project would generate approximately 230 new daily trips which would increase the total daily trips on the adjacent segment of Newhall Ranch Road by less than one-tenth of one percent. Conditions of approval for the project require the construction of a right-turn pocket consistent with the City of Santa Clarita's design requirements. This will serve to move traffic safely from east-bound Newhall Ranch Road to the project site. An existing left turn pocket exists on Newhall Ranch Road to service the entrance to the project from west-bound Newhall Ranch Road. Finally, all egress from the project will be right-turn out only. No traffic leaving the site will be allowed to perform a left turn across traffic. These design features comply with all applicable requirements for commercial development by the Traffic Engineering Division.

- 3) Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and

The proposed project would not create any significant adverse impacts to public services, nor would it necessitate the construction of new facilities for fire, police, school services or parks. Although the proposed use could result in an increase in the number of local trips for medical purposes, because a portion of population at the proposed use would be derived from the current City population, these would not be new trips. Further, because the proposed project only contains 81 units, the number of actual new trips would be low and well within the current capacity of existing emergency services.

- 4) The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.

The proposed project is required via the Conditions of Approval to establish all needed utilities prior to the issuance of building permits.

**SECTION 4. NOW, THEREFORE, BE IT RESOLVED,** by the Planning Commission of the City of Santa Clarita, California, as follows:

Adopt Resolution P14-09, adopting the Negative Declaration, approving Master Case 14-041, CUP 14-005 and IS 14-002, to allow for an 81-unit Residential Service/Care Facility, located at APN: 2866-035-006, subject to the attached Conditions of Approval (Exhibit A).



PASSED, APPROVED, AND ADOPTED this 1<sup>st</sup> day of July, 2014.

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Charles Heffernan, CHAIRPERSON  
PLANNING COMMISSION

ATTEST:

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JEFF W. HOGAN, SECRETARY  
PLANNING COMMISSION

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )  
CITY OF SANTA CLARITA      )

I, Jeff W. Hogan, Planning Commission Secretary of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Santa Clarita at a regular meeting thereof, held on the 1<sup>st</sup> day of July, 2014 by the following vote of the Planning Commission:

AYES:       COMMISSIONERS:

NOES:       COMMISSIONERS:

ABSENT:     COMMISSIONERS:

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PLANNING COMMISSION SECRETARY

EXHIBIT A  
MASTER CASE 14-041:  
CONDITIONAL USE PERMIT 14-005, INITIAL STUDY 14-002

DRAFT CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The pre-existing legal use shall not be re-established or resumed after the one hundred eight (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC3. The applicant shall be responsible for notifying the Director of Community Development in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.
- GC4. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the city fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: 1) the City bears its own attorney's fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.
- GC5. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.

- GC6. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.
- GC7. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved in writing.
- GC8. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

#### PLANNING DIVISION

- PL1. The architecture of the proposed facility shall be designed to be consistent with the Community Character and Design Guidelines (CCDG) for the Valencia community. A copy of the CCDG can be found at <http://www.santa-clarita.com/planning>.
- PL2. All roof mounted equipment shall be screened from public view.
- PL3. The proposed project shall comply with all pertinent sections of the Unified Development Code (UDC) including but not limited to 17.34.040 (Business Park Zone), 17.51 (Property Development Standards), 17.53 (Commercial Standards) and 17.57 (Residential Standards).
- PL4. The applicant shall provide on-site parking at a rate of 0.5 parking spaces per residential unit. The proposed 81-unit facility requires 41 on-site parking stalls.
- PL5. All 90 degree parking spaces shall measure a minimum of 9 feet in width by 18 feet in length. Dimensions of disabled spaces shall comply with the California Building Code.
- PL6. All drive isles shall be a minimum of 26 feet in width.
- PL7. A minimum 10 foot landscaped setback shall be located adjacent to Newhall Ranch Road along the frontage of the property.
- PL8. Driveways shall have a minimum stacking distance of 40 feet from the face of curb to the satisfaction of the Traffic Engineer.
- PL9. Trash enclosure(s) and access shall be conveniently located and designated to allow collection vehicles to service the trash/recycling bins without backing up where feasible.
- PL10. Walkways shall be provided to public sidewalks and transit stops where available.

- PL11. All ground-mounted mechanical equipment shall be identified on the site plan and screened from view.
- PL12. All utility connections shall be designed to coordinate with the architectural elements of the building. Power lines and over-head cables less than (34) KV shall be installed underground.

*Landscape Comments*

- LR1. Prior to issuance of grading permit(s) the applicant shall provide final landscape, lighting and irrigation plans (Landscape Document Package) for Planning Division review and approval. The plan must be prepared by a California-registered landscape architect and shall be designed with the plant palette suitable for Santa Clarita (Sunset Western Garden Book Zone 18, minimum winter night temperatures typically 20° to 30° F; maximum summer high temperatures typically 105° F to 110° F). The landscape design plan shall meet the design criteria of the State Water Efficiency Landscape Ordinance as well as all other current Municipal Code / Unified Development Code requirements.
- LR2. The applicant shall be aware that additional fees will be required to be paid by the applicant for the review of required landscape and irrigation plans by the City's landscape consultant based on an hourly rate. An invoice will be provided to the applicant at the completion of the review of the plans. The applicant will be required to pay all associated fees to the City of Santa Clarita prior to the release of the approved landscape and irrigation plans for the project.
- LR3. **Required Landscape Plan Elements.** Final landscape plans shall contain all elements as listed in the checklist for preliminary landscape plans (Attachment 'A'), and shall conform to the Landscaping and Irrigation Standards (§17.51.030) in the Unified Development Code. The following elements need to be addressed on the preliminary and/or final landscape plans:
- (a) Landscape plans shall show plant material to screen at maturity all trash enclosures, transformer boxes, vault boxes, backflow devices, and other exterior mechanical equipment. Screening material may include trees, shrubs (15 gallon minimum size), clinging vines, etc. Masonry block (concrete masonry unit) trash enclosures shall be screened with both shrubs and clinging vines;
  - (b) Landscape plans shall show all lighting fixtures, base dimensions, and typical finish elevations;
  - (c) The applicant shall place water-conserving mulching material on all exposed soil in planting areas not covered by turfgrass. Mulching material may include, and is not limited to, shredded bark, river rock, crushed rock, pea gravel, etc., and must be at least two (2) inches deep;
  - (d) Prior to occupancy, the applicant shall install all proposed irrigation and landscape, including irrigation controllers, staking, mulching, etc., to the satisfaction of the Director of Community Development. The Director may impose inspection fees for more than one landscape installation inspection; and

- (e) Prior to occupancy, the applicant shall submit to the Director of Community Development a letter from the project landscape architect certifying that all landscape materials and irrigation have been installed and function according to the approved landscape plans.

## BUILDING AND SAFETY DIVISION

- BS1. The applicant shall submit detailed construction plans to the Building and Safety Division for plan review and building permits. Supporting documentation, such as structural calculations, energy calculations and soil/geology reports shall be included in the plan submittal package.
- BS2. The applicant shall be aware that plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the building permit application is submitted. The current building codes are: 2013 California Building, Mechanical, Plumbing, and Electrical Codes, the California Green Building Standards Code, and the 2010 California Energy Code. The 2013 California Energy Code will become effective on July 1, 2014.
- BS3. The applicant shall be aware that the City of Santa Clarita has amended some portions of the California Building Codes. A copy of these amendments is available at the Building and Safety public counter and on our website at: [www.santa-clarita.com/Index.aspx?page=552](http://www.santa-clarita.com/Index.aspx?page=552).
- BS4. The applicant shall be aware that plans submitted to Building and Safety for plan review shall be 100% complete. Plans submitted shall show all work being performed for this project including Architectural, Structural, Mechanical, Electrical and Plumbing. Plans shall be prepared by licensed Design Professionals (architect and/or engineer). Incomplete plans or plans prepared by unqualified individuals will delay the project. The current site plan indicates the building includes an R-2.1 Occupancy group. The submitted plans shall include all code requirements for this occupancy including the special provisions of CBC chapters 4 and 9. The applicant shall be aware that plans drawn by a Design Professional not licensed in California will not be accepted for plan review.
- BS5. The applicant shall be aware that plans shall show full compliance with the disabled access requirements as specified in Chapter 11A (for private residential / sleeping units) and Chapter 11B (for the public and common use areas) of the California Building Code.
- BS6. The applicant shall be aware that all disabled access requirements including site accessibility information and details shall be part of the architectural plans (vs the civil plans) and will be reviewed by Building and Safety. Civil plans used for grading purposes are not reviewed or approved for site accessibility requirements.
- BS7. The applicant shall be aware that any submitted plans to Building and Safety shall have a Building Code Analysis and floor area justification containing the following minimum information: types of construction, occupancy groups, occupant loads, any area increases

from frontage and/or fire sprinklers, height of building, number of stories, summary of any fire rated walls, occupancy separations (or non-separated uses), identify any accessory occupancies or incidental uses, indicate whether the project is located in a flood hazard or fire hazard zone, and all other related data.

- BS8. Prior to submitting plans to Building and Safety for plan review, please contact Deanna Hamrick at (661) 255-4941, for project addressing.
- BS9. The applicant shall be aware that a complete soils and geology investigation report will be required for this project. The report shall be formally submitted to the Development Services Division (Engineering) for review and approval. The recommendations of the report shall be followed and incorporated into the plans for the project. A copy of the report shall be submitted to Building & Safety at time of plan submittal.
- BS10. The applicant shall be aware that prior to issuance of building permits: any rough grading and/or re-compaction that are recommended in the soil/geology report must be completed and a final compaction report and pad certification shall be submitted to and approved by the Development Services Division.
- BS11. The applicant shall be aware that the submitted site plan shall show all lot lines, any easements, restricted use areas, etc. Any construction proposed in an easement shall obtain the easement holders written permission.
- BS12. The applicant can receive an estimate of the building permit fees and the backlog time for plan review, please contact the Building and Safety Division directly.
- BS13. The applicant shall be aware that prior to issuance of building permits, additional clearances will be required from these agencies:
- a. Santa Clarita Environmental Services (Construction & Demo Plan deposit)
  - b. William S. Hart School District and appropriate elementary school district,
  - c. Castaic Lake Water Agency;
  - d. L. A. County Fire Prevention Bureau;
  - e. L. A. County Sanitation District; and
  - f. L. A. County Environmental Programs (Industrial Waste).
- Please contact the agencies above to determine if there are any plan review requirements and fees to be paid. Clearances from additional agencies may be required and will be determined during the plan review process. An agency referral list with contact information is available at the Building and Safety public counter.
- BS14. The applicant shall be aware that the California Plumbing Code (CPC) shall be used to determine the minimum number of plumbing fixtures. Horizontal drainage piping shall have a minimum slope of 1/4" per foot, or 2%, to the point of disposal. (CPC sec 708.0) Slopes shallower than 2% will not be approved by the Building Official.



BS15. Each separate detached structure, such as trash enclosures, fences, retaining walls, shade structures will require separate applications and building permits. These other structures need not be on separate plans, but may be part of the same plans for the main project.

## ENGINEERING DIVISION

### *General Requirements*

- EN1. At issuance of permits or other grants of approval, the applicant agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Undergrounding of Utilities Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code.
- EN2. Prior to issuance of grading permits, Ford Court shall be vacated per City Engineer's direction, and all pertinent documents recorded by Los Angeles County.
- EN3. Prior to issuance of building permits, the applicant shall record a covenant for easement of all shared driveways and drive aisles, and common landscaping/slope maintenance areas, as directed by the City Engineer.

### *Grading, Drainage & Geology Requirements*

- EN4. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved site plan, oak tree report and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
- EN5. The site is located within a mapped liquefiable and earthquake-induced landslide area, per the State of California Seismic Hazard Zone Map. Prior to issuance of grading permit, the applicant shall submit a geotechnical report, which adequately addresses the Seismic Hazard Zone. All required mitigation measures shall be incorporated into the development plans.
- EN6. Prior to the issuance of grading permit, the applicant shall obtain approval and connection permit from the Los Angeles County Department of Public Works, Land Development Division to connect the on-site storm drain system to a public storm drain system.
- EN7. Prior to grading permit, the applicant shall have approved by the City Engineer, a drainage study demonstrating that post-development flows from the site will not be increased from pre-development flows, or mitigate for the increase.
- EN8. Prior to grading permit, the applicant shall obtain a notarized Letter of Permission for grading over all easements.
- EN9. Prior to grading permit, the applicant shall obtain a notarized Letter of Permission for grading outside of the property lines from the adjacent property owner(s).

- EN10. Should the project connect the on-site storm drain system to a public storm drain system (MTD 1362) downstream that has not transferred to the County for maintenance and ownership, prior to the City's release of any bond monies, the applicant shall complete the transfer of the downstream storm drain system to the County.
- EN11. Prior to issuance of building permits, the applicant shall construct all grading and drainage facilities within the project site.
- EN12. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with a parking lot 5,000 square feet or more or with 25 or more parking spaces. Prior to issuance of grading/building permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction best management practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. Refer to the Standard Urban Stormwater Mitigation Plan (SUSMP) guide for details.
- EN13. Under the provisions of the new Los Angeles County NPDES Stormwater (MS4) permit, development projects will be required to install Low-Impact Development BMPs (e.g. infiltration), and may be required to implement hydrologic control measures to address hydro-modification. This permit may impact the project, depending on grading permit issuance timeline. City is mandated to implement new permit requirements by May 2015.
- EN14. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.

#### *Street Improvement Requirements*

- EN15. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved site plan, oak tree report and conditions of approval and obtain encroachment permits from the Engineering Division.
- EN16. Prior to street plan approval, the applicant shall submit a street tree location plan to the City's Urban Forestry Division for review and approval. The location of the street trees shall not conflict with sewer or storm drain infrastructure. The plan shall include proposed sewer lateral locations and storm drain infrastructure for reference.

- EN17. Prior to issuance of building permits, the applicant shall provide easements for all utility companies for the proposed vacated area.
- EN18. Prior to building final, the applicant shall construct full street improvements for required right-turn lane, as directed by the City Engineer.
- EN19. Prior to building final, the applicant shall repair any broken or damaged curb, gutter and sidewalk, and refurbish the half section of pavement on streets within or abutting the project, to the satisfaction of the City Engineer.

#### *Sewer Improvement Requirements*

- EN20. The on-site sewer shall be a privately maintained system. All sewer lines shall have a minimum 2% slope and pipe inverts shall be 6 feet below the curb grade. Prior to grading plan approval, the applicant shall demonstrate that all sewer pipes meet these requirements with the proposed building pad elevations. Private on-site sewers are reviewed and approved by the City's Building & Safety Division.
- EN21. Prior to issuance of building permits, the proposed building(s) shall be connected to the existing sewer main in Newhall Ranch Road (PC 99-11). Prior to issuance of building permits, the applicant shall coordinate with the Building and Safety Division regarding payment of additional annexation fees, if required, to annex the property into the County Sanitation District.
- EN22. Prior to sewer plan approval, the applicant shall provide a sewer area study in accordance with City policies for review and approval by the City Engineer.
- EN23. Prior to first building final, the applicant shall construct all sewer upgrades in accordance with the approved sewer area study, to the satisfaction of the City Engineer.

#### TRAFFIC ENGINEERING DIVISION

- TR1. Prior to issuance of first building permits, the applicant shall construct an eastbound right-turn pocket along Newhall Ranch Road, at the proposed driveway. The right-turn pocket shall be 12' wide and provide 300' storage and 120' taper. Additional ROW will need to be dedicated, as necessary, to accommodate the right-turn pocket.
- TR2. All driveways and drive aisles shall be a minimum of 26' wide, unless otherwise approved/directed by the Los Angeles County Fire Department.
- TR3. Prior to street plan approval, the applicant shall show on the street plan drive approaches using a modified commercial driveway design (APWA 110-1, Type C or equivalent) that

will provide a street/drive approach transition with a maximum algebraic grade difference of 10%. Construction details shall be shown on the street plan providing a transition no greater than this maximum.

- TR4. Adequate sight visibility is required at all project driveways and shall follow the latest Caltrans manual for applicable requirements.
- TR5. All project driveways shall intersect with the adjacent roadway at 90 degrees or as close to 90 degrees as topography permits (no less than 80 degrees).
- TR6. The site shall be designed to adequately accommodate all vehicles (e.g. automobiles, vans, trucks) that can be expected to access the site. This includes, but is not limited to, adequate maneuvering areas around loading zones and parking spaces, and appropriate turning radii.
- TR7. The location, width and depth of all project driveways and drive aisles shall conform to the approved site plan. No additional driveways shall be permitted.
- TR8. Any dead-end drive aisles shall have a hammerhead or turn-around area to facilitate vehicular movements.

#### ENVIRONMENTAL SERVICES DIVISION

- ES1. The applicant shall provide sufficient trash enclosures to house at least sixteen 3-yard bins. Eight of the bins should be reserved for recyclable materials only. The enclosure(s) should be shown on the site plan with dimensions, consistent with the surrounding architecture and shall be constructed with a solid roof. The enclosure(s) shall be located to provide convenient pedestrian and collection vehicle access.
- ES2. All demolition projects regardless of valuation and new construction projects valued greater than \$500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES3. C&D Materials Recycling Ordinance:
- A Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division prior to obtaining any grading or building permits.
  - A minimum of 50% of the entire project's inert (dirt, rock, bricks, etc.) waste and 50% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill.
  - A deposit of 3% of the estimated total project cost or \$25,000, whichever is less, is required. The full deposit will be returned to the applicant upon proving that 50% of the inert and remaining C&D waste was recycled or reused.

- ES4. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.
- ES5. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. Please contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.

#### PARKS PLANNING DIVISION

- PR1. The City's Class I Bike Path and Pedestrian walkway shall remain open during construction. If a detour is required the applicant shall submit for approval the detour plans to Parks Planning 45 days prior to implementation.
- PR2. City's Class I Bike Path shall be repaired or reconfigured to City standards along the entire length of the project frontage.
- PR3. The trail fencing shall be repaired or replaced to City standards along the entire length of the project frontage.
- PR4. The slopes along the City's Bike Path shall have a slough wall with v-ditch to prevent cross-lot drainage and debris to enter the trail. The wall shall be outside the lodge pole fencing and two feet clear from edge of AC.

#### TRANSIT DIVISION

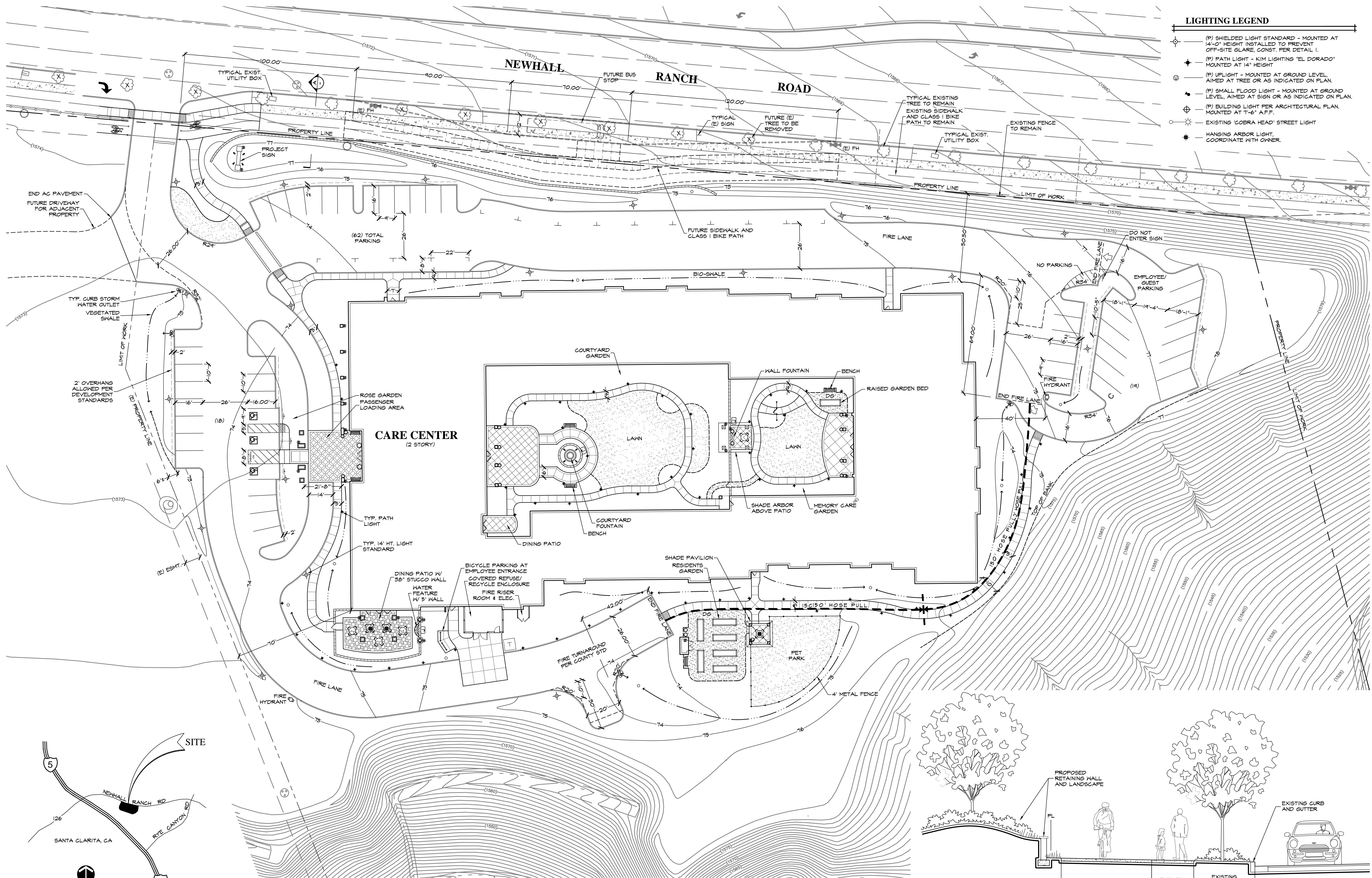
- TD1. The applicant shall be aware that there is planned fixed route bus on Newhall Ranch Road daily.
- TD2. The Transit Impact Fee does apply. Currently the rate is \$200 per residential unit and is currently under revision. The applicant shall pay the current fee at the time of final map recordation or building permit issuance, whichever comes first.
- TD3. The applicant shall provide an irrevocable offer of dedication for a future bus stop on Eastbound Newhall Ranch Road far side of the driveway. Dimensions of this area shall be 280' in length and 12' in width.
- Future bus stop will consist of turnout, and a 10' x 25' concrete passenger waiting pad constructed within the parkway in front of the sidewalk. An example of this bus stop is attached.
  - Please show future bus stop on site plans.
- TD4. The proposed bus stop may require additional right of way (ROW) as approved by the City Engineer.

- TD5. The bus stop location shall be a minimum of 100' from the curb return or as specified by city staff.
- TD6. At the location of the bus stop, the sidewalk shall meet the street for no less than 25'.
- TD7. At the bus stop a bus turnout/pullout shall be constructed to the required dimensions as determined by the Department of Public Works and the City's Transit Division.
- TD8. The bus stop shall be shown and labeled on the site plan.
- TD9. Due to the proposed use of the project, the applicant shall provide a dedicated passenger loading and un-loading area with appropriate "turn around" area on-site capable of accommodating a van with the approximate dimensions of: 9'h x 8'w x 23'l. In addition, there should be an 8' free and clear area for wheelchair access to the front door of the van. Please contact the Transit Division for additional information regarding this comment/condition.

#### LOS ANGELES COUNTY FIRE DEPARTMENT

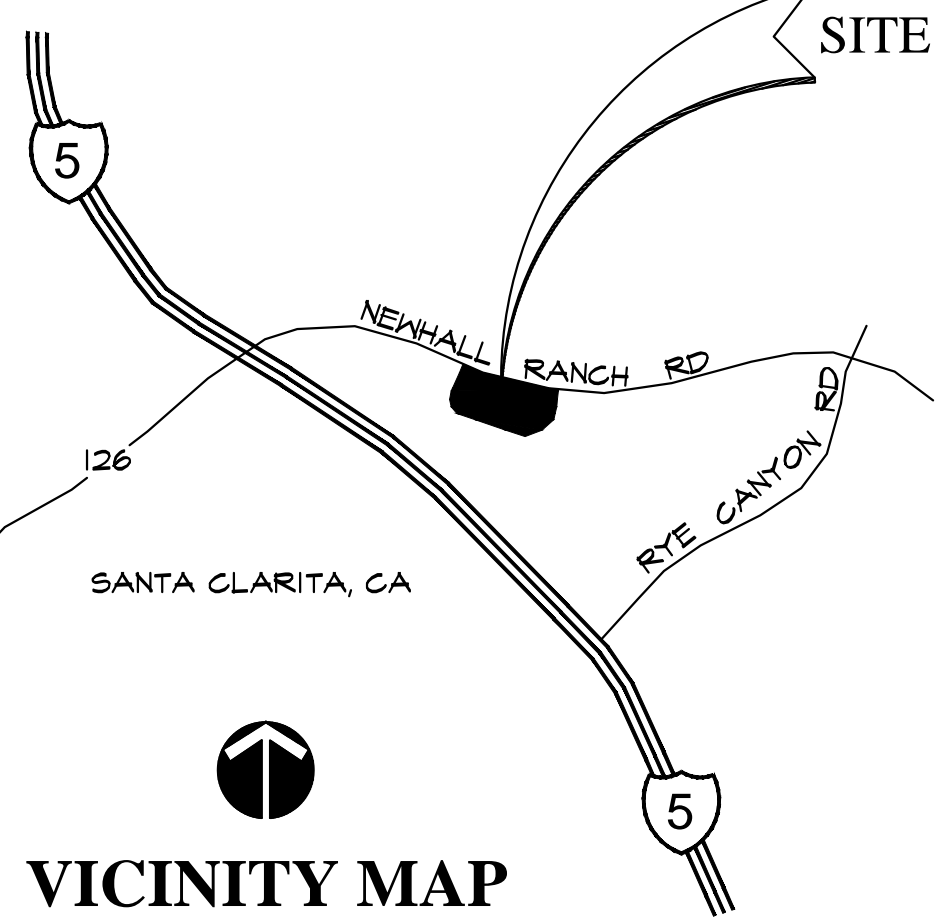
- FD1. The applicant shall provide a minimum access width of 26 feet clear to the sky within 150 feet of all portions of the proposed building.
- FD2. The applicant shall be aware that a fire department turn around shall be provided when the access road exceeds 150 feet in length.
- FD3. The applicant shall be aware that fire department vehicular access roads shall be provided with a 32 foot turning radius for each turn.
- FD4. The applicant shall indicate any existing public fire hydrants within 300 feet of lot frontages. Additional hydrants maybe required.
- FD5. The proposed building shall have fire sprinklers.
- FD6. The proposed building will be required to have a fire alarm system.
- FD7. The applicant shall provide the occupancy and construction type of the proposed building.
- FD8. A complete set of architectural plans shall be submitted and approved prior to the issuance of a building permit.



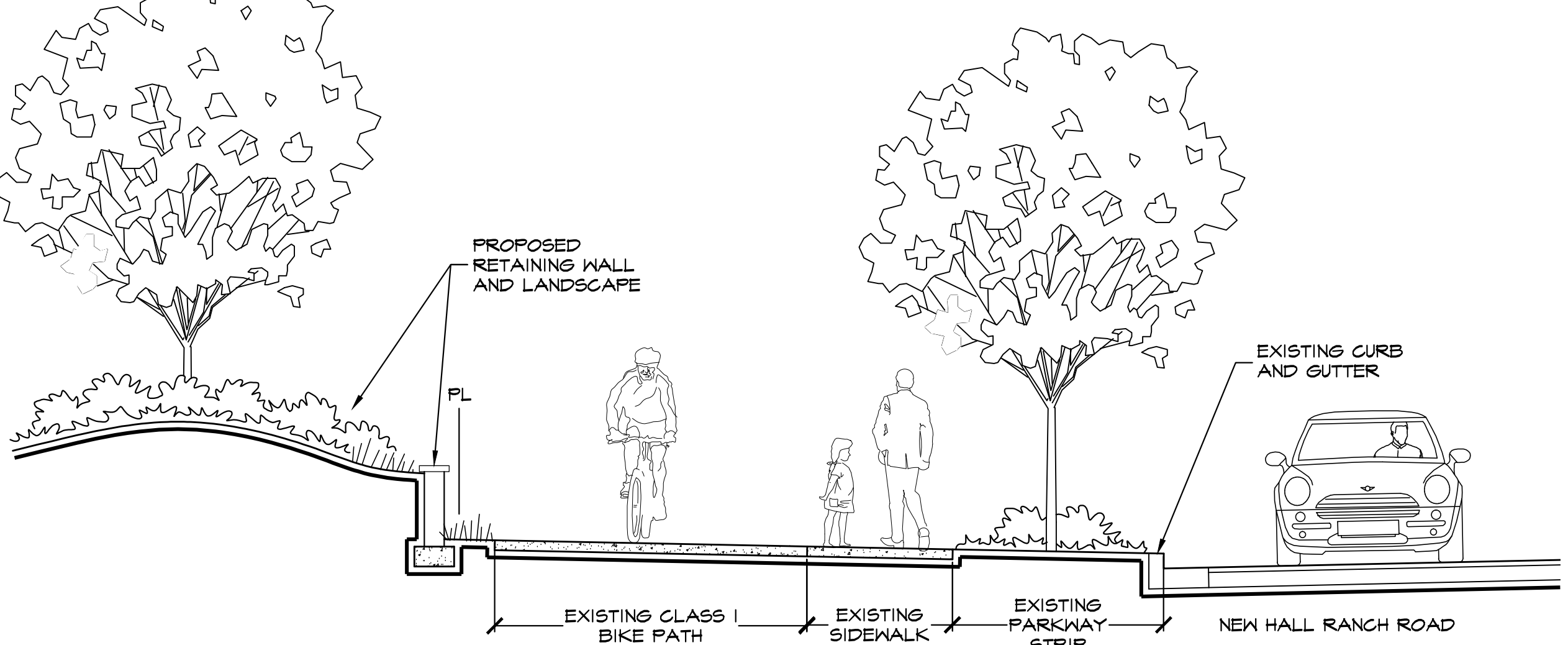


**LIGHTING LEGEND**

- (P) SHIELDED LIGHT STANDARD - MOUNTED AT 14'-0" HEIGHT, INSTALLED TO PREVENT OFF-SITE GLARE, CONST. PER DETAIL 1.
- (P) BATH LIGHT - KIM LIGHTING "EL DORADO" MOUNTED AT 14' HEIGHT
- (P) UPLIGHT - MOUNTED AT GROUND LEVEL, AIMED AT TREE OR AS INDICATED ON PLAN.
- (P) SMALL FLOOD LIGHT - MOUNTED AT GROUND LEVEL, AIMED AT SIGN OR AS INDICATED ON PLAN.
- (P) BUILDING LIGHT PER ARCHITECTURAL PLAN, MOUNTED AT 1'-6" A.F.F.
- (X) EXISTING 'COBRA HEAD' STREET LIGHT
- (H) HANGING ARBOR LIGHT, COORDINATE WITH OWNER.



**VICINITY MAP**  
NO SCALE



**SECTION A - BIKE PATH**  
SCALE: 1/8"=1'

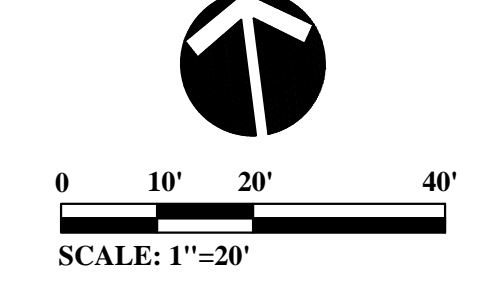
**OAKMONT OF SANTA CLARITA**

LANDESIGN GROUP  
3344 GRAVENSTEIN HWY. N. SEBASTOPOI, CA  
(707) 829-2580

MAY 2014

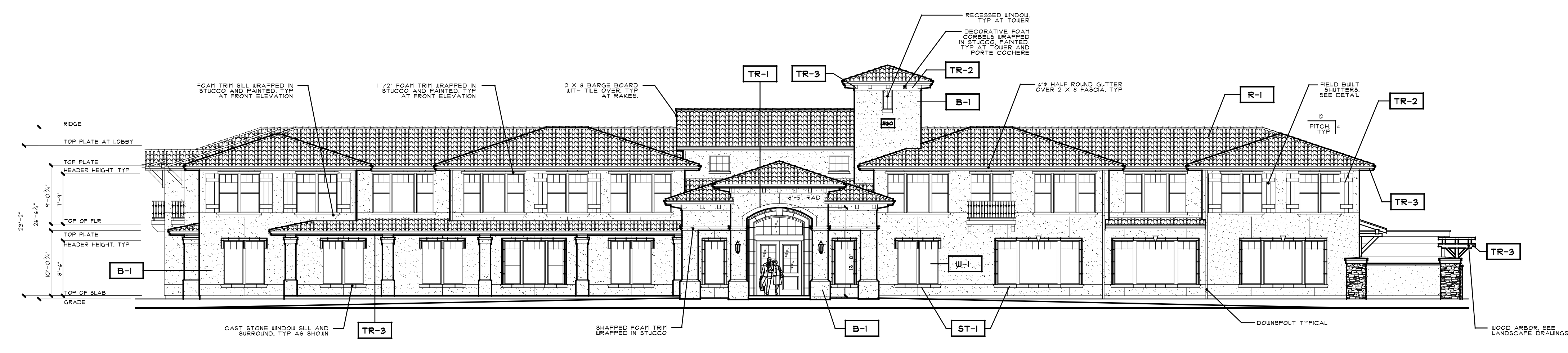
NEWHALL RANCH ROAD  
SANTA CLARITA, CALIFORNIA

OAKMONT SENIOR LIVING

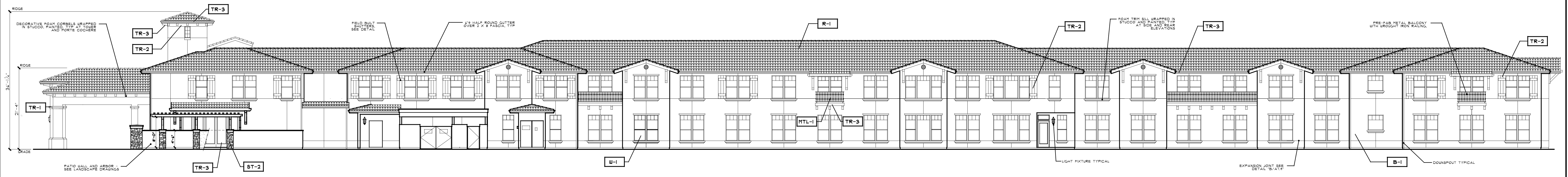


SHEET:  
**1**





**WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"

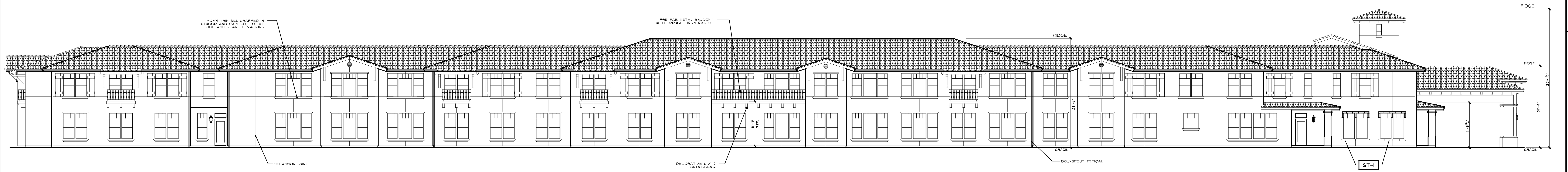


**SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

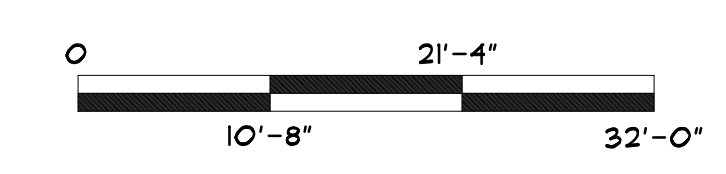


**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"

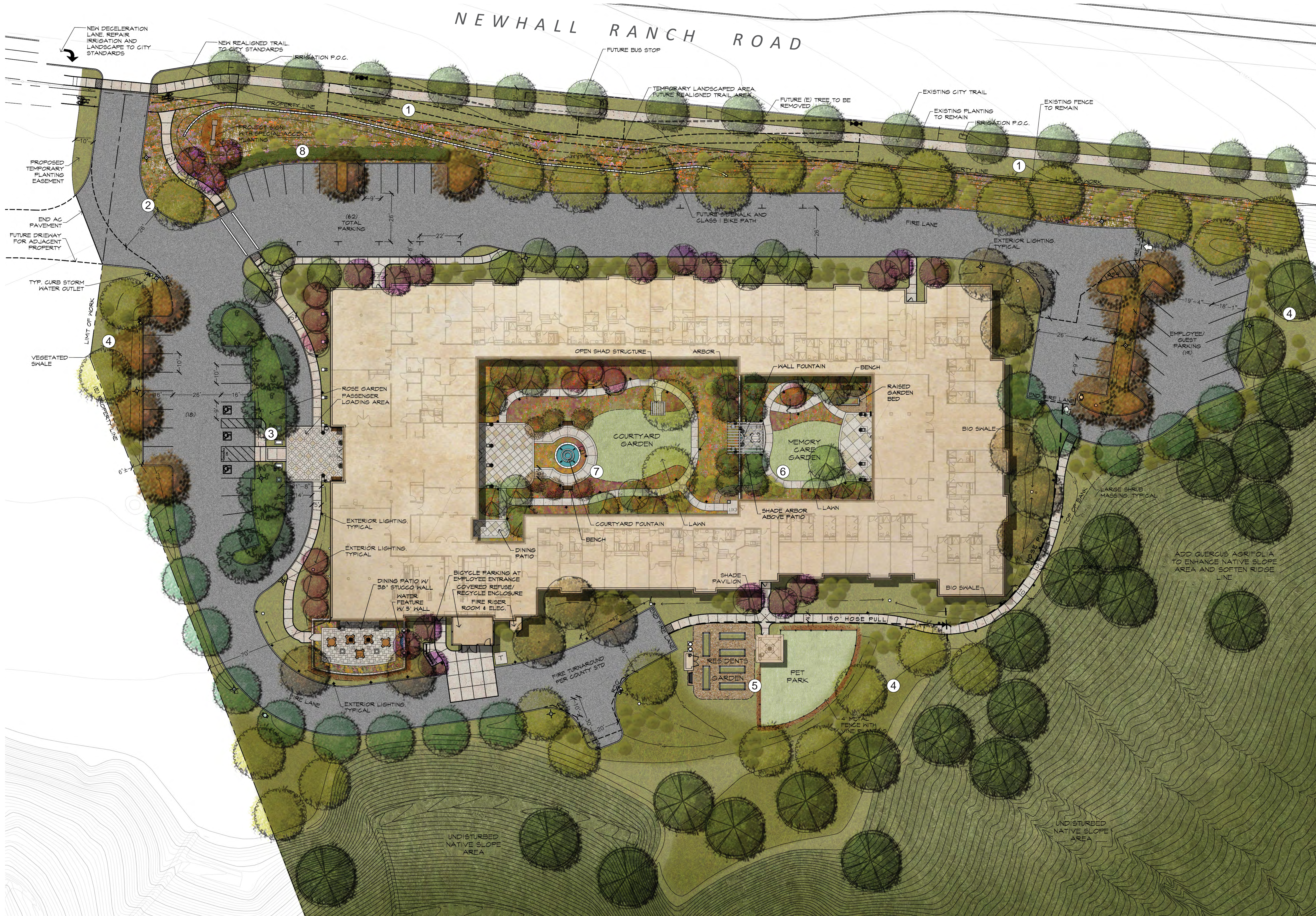
COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/MATERIAL	COLOR
R-1	ROOF	3/8\"/>	
B-1	BODY	EXTERIOR STUCCO FINISH SAND FRESH	OLD WORLD BLEND
TR-1	TRIM	EXTERIOR WOODS SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	KELLY MOORE NAVY BLUE 431
TR-2	TRIM	EXTERIOR WOODS SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	KELLY MOORE ARCADE 431
TR-3	TRIM	EXTERIOR WOODS SEE ELEVATIONS FOR DETAIL KEYS AND CALL-OUTS	KELLY MOORE ANTIK 431
W-1	WINDOWS	VINYL FRAMES	ALMOND BARK
MTL-1	BROUGHT IRON	MANUFACTURER VARIES	ALL BROUGHT IRON TO BE POWDER COATED COLOR: 'KAT' BLACK
ST-1	CAST STONE	EL DORADO STONE	IVORY
ST-2	STONE VENEER	EL DORADO STONE	ESPERANZA BLEND (60% W/ MARBLE GROUT) 5'2\"/>



**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"







**SUGGESTED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE & SPACE	WUCOLS
<b>STREET TREE</b>			
EXISTING CITY STREET TREE TO REMAIN	KOELREUTERIA SPP.		
<b>SLOPE AND SCREEN TREES</b>			
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" / 36" BOX	MEDIUM
QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	24" / 36" BOX	LOW
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" / 36" BOX	LOW
<b>PARKING &amp; DRIVE LANE TREES</b>			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" / 36" BOX	MEDIUM
OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	LOW
CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
<b>ACCENT TREES</b>			
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" / 36" BOX	MEDIUM
CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	LOW
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" / 36" BOX	MEDIUM
BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	MEDIUM
<b>ACCENT SHRUBS:</b>			
DASYLIRION LONGISSIMA	MEXICAN GRASS TREE	5 GAL @ 60" OC	LOW
DASYLIRION WHEELERI	DESERT SPOON	5 GAL @ 48" OC	LOW
HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL @ 48" OC	VERY LOW
<b>GRASSES:</b>			
HELICOTRICHON SEMP.	BLUE OAT GRASS	5 GAL @ 48" OC	MEDIUM
JUNCUS 'ELK BLUE'	CALIFORNIA RUSH	1 GAL @ 24" OC	MEDIUM
MUHLENBERGIA VAR.	'REGAL MIST'	5 GAL @ 48" OC	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL @ 72" OC	LOW
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	5 GAL @ 36" OC	MEDIUM
<b>SHRUBS:</b>			
AGONIS F. 'JERVIS BAY'	AFTER DARK PEPPERMINT	15 GAL @ 60" OC	MEDIUM
ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	15 GAL @ 60" OC	LOW
BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL @ 72" OC	LOW
CALLISTEMON VAR.	'LITTLE JOHN'	5 GAL @ 48" OC	LOW
CISTUS X PURPUREUS	ORCHID ROCK ROSE	5 GAL @ 72" OC	LOW
CISTUS X HYBRIDUS	WHITE ROCK ROSE	5 GAL @ 60" OC	LOW
CISTUS CRISPUS	ROCK ROSE	1 GAL @ 24" OC	LOW
DIANELLA TAS. 'VARIEGATA'	WHITE STRIPED FLAX LILY	5 GAL @ 48" OC	MEDIUM
DODONAEA VIS. 'PURPUREA'	PURPLE LEAF HOP-BUSH	15 GAL @ 10" OC	LOW
DIELES BICOLOR	BICOLOR DIETES	5 GAL @ 54" OC	MEDIUM
EUONYMUS JAPONICUS	GOLDEN EUONYMUS	5 GAL @ 36" OC	MEDIUM
FELJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL @ 10" OC	LOW
LAVANDULA STOCHAS	SPANISH LAVENDER	5 GAL @ 60" OC	LOW
MAHONIA VAR.	'GOLDEN ABUNDANCE'	5 GAL @ 54" OC	LOW
PHLOMIS LANATA	PHLOMIS	5 GAL @ 54" OC	LOW
PITTOSPORIUM TOBIRA	VARIATED TOBIRA	15 GAL @ 72" OC	MEDIUM
RHAPHIOLEPSIS VAR	'CLARA'	5 GAL @ 54" OC	MEDIUM
RHAPHIOLEPSIS VAR	'JACK EVANS'	5 GAL @ 54" OC	MEDIUM
RHAPHIOLEPSIS UMBELLATA	YEDDO HAWTHORN	5 GAL @ 54" OC	MEDIUM
RHAMNUS ALATERNUS VAR.	VARIATED BUCKTHORN	15 GAL @ 10" OC	LOW
ROSA 'HYBRID TEA'	HYBRID TEA ROSE	5 GAL @ 48" OC	MEDIUM
ROSA 'ICEBERG'	WHITE SHRUB ROSE	5 GAL @ 48" OC	MEDIUM
SALVIA CLEVELANDII	CALIFORNIA SAGE	5 GAL @ 72" OC	VERY LOW
SALVIA LEUCHANTHA	SANTA BARBARA SAGE	5 GAL @ 48" OC	LOW
SALVIA WAVERLY	WAVERLY SAGE	5 GAL @ 54" OC	MEDIUM
TEUCCRIUM FRUTICANS	'AZUREUM' GERMANDER	1 GAL @ 24" OC	LOW
TAGETES LEMONII	COPPER CANYON DAISY	5 GAL @ 60" OC	LOW
<b>HEADLIGHT HEDGE:</b>			
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	15 GAL	MEDIUM
PHOTINIA X FRASERI	PHOTINIA RED ROBIN	LEAF TO LEAF	MEDIUM
<b>VINES:</b>			
DISTICTIS SPP.	TRUMPET VINE	5 GAL AS SHOWN	MEDIUM
TRACHELOSPERMUM JAS.	STAR JASMINE	5 GAL AS SHOWN	MEDIUM
WISTERIA	WISTERIA	5 GAL AS SHOWN	MEDIUM
VITIS CALIFORNICA	CALIFORNIA GRAPE	5 GAL AS SHOWN	VERY LOW
<b>GROUNDCOVERS:</b>			
BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL @ 72" OC	LOW
JUNIPERUS CONFERTA	'PACIFIC BLUE'	5 GAL @ 60" OC	LOW
MYOPORIUM PARVIFLORA	MYOPORIUM PUTAH CREEK	1 GAL @ 72" OC	LOW
ROSA 'FLOWERING CARPET'	FLOWERING CARPET	5 GAL @ 48" OC	MEDIUM
ROSMARINUS VAR.	'IRENE' ROSEMARY	1 GAL @ 60" OC	LOW
TRACHELOSPERMUM JAS.	STAR JASMINE	1 GAL @ 48" OC	MEDIUM
<b>TURF:</b>			
MARATHON II			HIGH

**OWNER:**  
 OAKMONT SENIOR LIVING  
 220 CONCOURSE BOULEVARD  
 SANTA ROSA, CALIFORNIA 95403  
 ATTENTION: KEN KIDD  
 TELEPHONE: 707.535.3249

**LANDSCAPE CONSULTANTS:**  
 GAUDET DESIGN GROUP  
 2109 STONER AVENUE  
 WEST LOS ANGELES, CA 90025  
 310.828.4908

OAKRIDGE LANDSCAPE, INC.  
 28064 AVENUE STANFORD UNIT K  
 VALENCIA, CA 91355

**DESIGN INTENT:**

- ① **FRONTAGE LANDSCAPE:** TO PROVIDE SHRUBS FOR SCREENING OF PARKED VEHICLES AND UTILITIES WHICH ACT AS A BACKGROUND FOR STREETSCAPE LANDSCAPING. THE CORRIDOR SHALL CONFORM TO (E) THEMES OF THE NEIGHBORHOOD
- ② **FRONT ENTRY:** MAINTAIN VEHICULAR VISIBILITY TRIANGLES FOR TRAFFIC AND PEDESTRIAN SAFETY. COLORFUL PERENNIALS AND SHRUBS TO BE USED ON EITHER SIDE, TO CREATE A SENSE OF ENTRY
- ③ **ROSE GARDEN:** PEDESTRIANS ENTER ON AN ENHANCED COLORED CONCRETE SIDEWALK. THEY PASS THROUGH A SMALL ROSE GARDEN SURROUNDED BY COLORFUL PLANTS ON EACH SIDE OF THE PARKING LOT. THIS FEATURE IS DESIGNED TO CREATE A SEPARATE SENSE OF ENTRY AND SERVE AS A FOCAL POINT.
- ④ **REAR & SIDE LANDSCAPES:** SCREEN AND PROVIDE PRIVACY TO RESIDENTS AND NEIGHBORS WHILE PROVIDING SECURITY AND SAFETY. A MIX OF CALIFORNIA NATIVE, AND DROUGHT TOLERANT TREES, SHRUBS, AND GROUNDCOVERS TO BE USED ALONG THE EAST, WEST, AND SOUTH PROPERTY LINES. SLOPE SHRUB AND GROUND COVER PLANTING TO REMAIN UNDISTURBED, WITH ADDITIONAL OAK TREES PLANTED TO SOFTEN RIDGE LINE AND BUILDING FROM ADJACENT PROPERTIES.
- ⑤ **AMENITY AREAS:** THE GARDEN AND PET PARK AREAS WILL PROVIDE INTERACTIVE OPPORTUNITIES TO THE FACILITY'S RESIDENTS. THE DG PATHS BLEND WITH NATIVE, AND DROUGHT TOLERANT LANDSCAPE. THE SHADE PAVILION AND TURF AREA PROVIDE A RECREATIONAL SPOT FOR RESIDENTS AND SMALL ANIMALS.
- ⑥ **MEMORY CARE GARDEN:** PATIENTS WITH SPECIAL NEEDS ARE PROVIDED WITH A DEDICATED PRIVATE AND SAFE GARDEN. PLANTINGS HERE FOCUS ON TEXTURE, SAFETY, AND SERENITY. THE INTIMATE OPEN SPACES OF TURF AND GROUND COVER ARE DEDICATED TO THERAPEUTIC ACTIVITY.
- ⑦ **COURTYARD GARDEN:** COURTYARD RECREATION AND RELAXATION ARE ENHANCED BY ORNAMENTAL TREES, SHRUBS, AND PERENNIALS. THE FOCAL POINT IS A MULTI-TIERED FOUNTAIN SURROUNDED BY FLOWERING ANNUALS.
- ⑧ **HEADLIGHT HEDGE:** FULL SCREENING OF PARKING CAR HEADLIGHTS FROM STREET



June 16th, 2014

**OAKMONT OF SANTA CLARITA Senior Living**  
**LANDSCAPE PLAN**  
 Lot 2, PM 194163, Newhall Ranch Road, Santa Clarita, California

SCALE: 1" = 20'-0"





# **Visual Simulations: Master Case 14-041**

# Existing Condition:



Site looking west from bike path along Newhall Ranch Road.

# Existing Condition:



Site entrance near Newhall Ranch Road, looking southeast.



# Existing Condition:



Southern slope of site looking southeast.

# Existing Condition:



Looking north from the site's southern boundary.



# Proposed Condition:



Proposed site looking east from Newhall Ranch Road.

# Proposed Condition:



Proposed site looking east from Newhall Ranch Road.



# Proposed Condition:



Proposed site looking north from southern boundary.

CITY OF SANTA CLARITA  
MITIGATED NEGATIVE DECLARATION

Proposed  Final

---

MASTER CASE NO: Master Case #14-041

PERMIT/PROJECT NAME: Oakmont Senior Living  
Master Case No. #14-041, Conditional Use Permit 14-005, Initial Study 14-002

APPLICANT: Oakmont Senior Living  
220 Concourse Blvd.  
Santa Rosa, CA 95403

LOCATION OF THE PROJECT: The subject property is located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN 2866-035-006 in the City of Santa Clarita.

DESCRIPTION OF THE PROJECT: The project includes the construction of a two-story, 81 unit Residential Health Care Facility (senior apartment complex) at APN 2866-035-006, commonly referred to as the Ford Court property. The subject property is in the Business Park (BP) zone. The facility would provide on-site medical care and lifestyle activities for seniors, a specific portion of which suffer from Alzheimer's Disease.

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Based on the information contained in the Initial Study prepared for this project, and pursuant to the requirements of Section 15070 of the California Environmental Quality Act (CEQA), the City of Santa Clarita

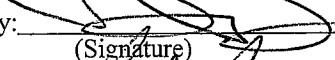
City Council  Planning Commission  Director of Planning and Building Services


finds that the project as proposed or revised will have no significant effect upon the environment, and that a Negative Declaration shall be adopted pursuant to Section 15070 of CEQA.

Mitigation measures for this project  
 Are Not Required  Are Attached  Are Not Attached

---

Jeff W. Hogan, AICP  
PLANNING MANAGER

Prepared by:  David Peterson, Assistant Planner II  
(Signature) (Name/Title)

Approved by:  Patrick Leclair, Associate Planner  
(Signature) (Name/Title)

---

Public Review Period From May 13, 2014 To June 3, 2014  
Public Notice Given On May 13, 2014

Legal Advertisement  Posting of Properties  Written Notice

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CERTIFICATION DATE:

**INITIAL STUDY  
CITY OF SANTA CLARITA**



- Project Title/Master Case Number:** Master Case #14-041,  
Conditional Use Permit 14-005, Initial Study 14-002.
- Lead Agency name and address:** City of Santa Clarita  
23920 Valencia Boulevard, Suite 300  
Santa Clarita, CA 91355
- Contact person and phone number:** David Peterson  
Assistant Planner II  
(661) 284-1406
- Project location:** The subject property is located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN 2866-035-006 in the City of Santa Clarita. The location of the subject property is also identified in Exhibit A, as provided below.
- Applicant's name and address:** Oakmont Senior Living  
220 Concourse Blvd.  
Santa Rosa, CA 95403
- General Plan designation:** The current General Plan land use designation is Business Park (BP)
- Zoning:** The current zoning designation of the subject property is Business Park (BP).
- Description of project and setting:**

This initial study was prepared pursuant to the California Environmental Quality Act (CEQA) for a Conditional Use Permit regarding the development of an 81-unit residential health care facility. The project site is vacant and approximately 8 acres in size. The current General Plan Land Use designation and zoning designation on the project site is Business Park (BP).

The following is a description of the project and the setting for the proposed 81-unit development:

Setting:

The proposed project consists of an 8-acre site that is located in a developed portion of the City. The project site is located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN 2866-035-006 in the City of Santa Clarita. Newhall Ranch Road is a major arterial that serves as a part of the Cross-Valley Connector which provides vehicles with a

link between Interstate 5 and State Route 14. The project site is bounded on the east, south and west by other Business Park uses including office, warehouse, and light manufacturing. The project site is bounded on the north by property owned by the Southern California Gas Company. The property to the north of the project site is currently used for underground storage of natural gas.

The project site is currently vacant and consists of a certified pad created during the extension of Newhall Ranch Road in 2007. Approximately 4 acres of the project site are flat, while the remaining area slopes down from the flat portion of the project site from an elevation of 1,130 feet to 1,050 feet. The slope is engineered and the project will only occupy the upper flat pad portion of the project site. No development is proposed to occur on the slope. There are no current land uses on the project site.

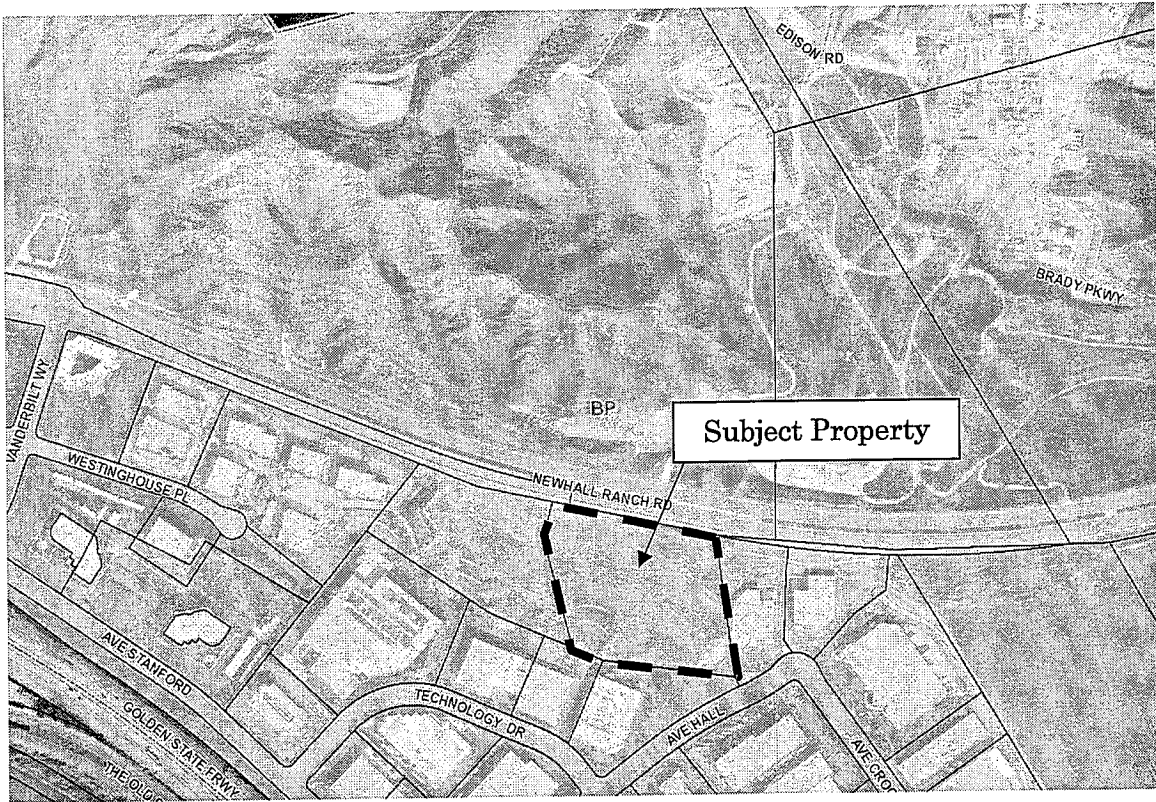
Project:

The project proposes an 81-unit residential health care facility on an eight acre site. Approximately four acres of the subject property are proposed to be developed with the remaining four acres consisting of existing engineered slopes. The project includes the following entitlement:

- **Conditional Use Permit – Residential Health Care Facility in Business Park zone:** Section 17.42.010 (Residential Permitted Use Chart) requires residential health care facilities to secure a Conditional Use Permit.



**EXHIBIT A: PROJECT LOCATION & ZONING**



**A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

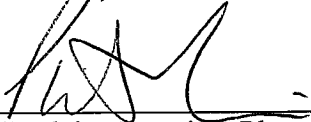
**B. DETERMINATION:**

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.

  
\_\_\_\_\_  
David Peterson, Assistant Planner II

5/12/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Patrick Leclair, Associate Planner

5/12/14  
\_\_\_\_\_  
Date

**C. EVALUATION OF ENVIRONMENTAL IMPACTS:**

Potentially Significant Impact    Less Than Significant with Mitigation    Less Than Significant Impact    No Significant Impact

**I. AESTHETICS - Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Other _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**II. AGRICULTURAL RESOURCES - 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Other _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact    Less Than Significant Impact with Mitigation    Less Than Significant Impact    No Significant Impact

**III. 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. Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 that exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Other _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**IV. BIOLOGICAL RESOURCES - Would the project:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. GEOLOGY AND SOILS - 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 fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial wind or water soil erosion or the loss of topsoil, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Earth movement (cut and/or fill) of 10,000 cubic yards or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Development and/or grading on a slope greater than 10% natural grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) The destruction, covering or modification of any unique geologic or physical feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. GREENHOUSE GAS EMISSIONS- Would the project:**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
i) Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IX. HYDROLOGY AND WATER QUALITY - Would the project:**

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place, within a 100-year flood hazard area, structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other modification of a wash, channel creek or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Impact Stormwater Management in any of the following ways:				
i) Potential impact of project construction and project post-construction activity on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
v) Storm water discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetlands, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**X. LAND USE AND PLANNING - Would the project:**

a) Disrupt or physically divide an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XI. MINERAL AND ENERGY RESOURCES - Would the project:**

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. NOISE - Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact    Less Than Significant Impact with Mitigation    Less Than Significant Impact    No Significant Impact

**XIII. POPULATION AND HOUSING - 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XIV. PUBLIC SERVICES - Would the project result in:**

- a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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:
- |                        |                          |                          |                          |                                     |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Fire protection?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Schools?          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks?             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact    Less Than Significant with Mitigation    Less Than Significant Impact    No Significant Impact

**XV. RECREATION - Would the project:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**XVI. TRANSPORTATION/TRAFFIC - Would the project:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Significant Impact
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g) Comply with federal, state, and local statutes, and regulations related to solid waste?                                        

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?                                        

b) 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)?                                        

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

**XIX. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING**

a) Will the project have an adverse effect either individually or cumulatively, on fish and wildlife resources? Wildlife shall be defined for the purpose of this question as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for it's continued viability."



**D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS:**

Section and Subsections	Evaluation of Impacts
<p><b>I. AESTHETICS</b></p>	<p>a) <b><u>Less than Significant Impact:</u></b> The City of Santa Clarita is located within Southern California’s Santa Clarita Valley, which is bounded by the San Gabriel Mountains to the south and east, the Santa Susana Mountains to the southwest, and the mountains of the Los Padres and Angeles National Forests to the north. The surrounding natural mountains and ridgelines, some of which extend into the City, provide a visual backdrop for much of the City. Other scenic resources within or visible from the City include the Santa Clara River corridor, forested/vegetated land, and a variety of canyons and natural drainages in portions of the City.</p> <p>The project site is located in an urbanized area of the City with existing development to the west, east and south. Property owned by the Gas Company is north of the subject property, across Newhall Ranch Road. While the proposed project will alter the existing condition of the project site for the construction of the 81-unit development, it is not located in proximity to any scenic vistas.</p> <p>The proposed project is subject to the City of Santa Clarita’s Community Character and Design Guidelines. As a result, the proposed structure will incorporate 360-degree architecture, creative landscape planning and building materials to enhance the appearance of the structure and its compatibility with both surrounding development and green space.</p> <p>Therefore, the development of the project site will have a less than significant impact on scenic vistas.</p> <p>b) <b><u>Less than Significant Impact:</u></b> The project site is not located on, or adjacent to, any state scenic highway. There are no scenic resources within visual proximity of the project site. No historic buildings or rock outcroppings are located on or near the project site.</p> <p>Therefore, the proposed project would have less than significant impacts on scenic resources.</p> <p>c) <b><u>Less than Significant Impact:</u></b> The project proposes to locate an 81-unit residential health care facility on-site on a prepared, certified pad. The project site is in an urbanized area and between fully improved commercial uses within a business park.</p>

	<p>The proposed development would be consistent with the type, density and massing of the surrounding area.</p> <p>Therefore, the proposed project would have less than significant impacts on the visual character of the site and its surroundings.</p> <p><b>d) <u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. In accordance with the City of Santa Clarita's Unified Development Code, all proposed outdoor lighting will be covered and facing down in order to minimize the creation of glare. In addition, the proposed project is located within a business park with existing street lighting, parking lot lighting, and lighting on commercial buildings. The proposed use will not add a significant amount of lighting to the existing lighting of the area. The proposed structure is residential in nature and will not consist of large sections of sheet glass similar to those on commercial/office developments, thereby reducing glare compared to other types of projects contemplated within a Business Park zone. Further, mature landscaping including trees and tall shrubs will be planted near the structure to soften its appearance and to hide potential window glare whenever possible.</p> <p>Therefore, the proposed project would have less than significant impacts on light or glare that would adversely affect day or nighttime views in the area.</p>
<p><b>II. AGRICULTURAL RESOURCES</b></p>	<p><b>a-c) <u>No Impact:</u></b> The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial within a business park. The current General Plan land use and zoning designation of Business Park allows for commercial horticultural uses, however no agricultural uses are proposed for the project site, nor will any agricultural uses be impacted or displaced as a result of the proposed project. Further, there is no prime farmland or land under a Williamson Act contract within the project area.</p> <p>Therefore, no impact related to agricultural resources is anticipated as a result of the proposed project.</p>
<p><b>III. AIR QUALITY</b></p>	<p><b>a) <u>Less than Significant Impact:</u></b> The Santa Clarita Valley, and interior valley of Southern California, is within the South Coast Air Basin, which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to</p>

the south and west. The air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD).

The South Coast Air Basin has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. Because of the violations of the California Ambient Air Quality Standards (CAAQS), the California Clean Air Act requires triennial preparation of an Air Quality Management Plan (AQMP) to achieve the standards. The South Coast Air Quality Management District (SCAQMD) prepares the basin's air quality management plans with technical and policy inputs from the U.S. Environmental Protection Agency (EPA), the California Air Resource Board (CARB), and the Southern California Association of Governments (SCAG). This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). The SIP outlines steps required to achieve the standards while allowing for growth projected by the Southern California Association of Governments.

The AQMP accommodates growth based SCAG's predictions. Future regional levels of vehicular air pollution identified in the AQMP are based on SCAG's growth forecasts in the Regional Comprehensive Plan (RCP) coupled with the Regional Transportation Plan (RTP). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMD. These forecasts are predicted using local land use plans, particularly zoning and general plan land use designations.

The proposed use is less intensive than the highest use that could be supported on the subject property. The subject property could support a commercial office use of 60,000 square feet. Thus, the project is consistent with the growth projections accommodated by the AQMP. Therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan, and would have less than significant associated impacts.

b) **Less than Significant Impact:** Air quality standards in Southern California are identified by both the United States Environmental Protection Agency (USEPA) in the National Ambient Air Quality Standards (NAAQS) and the California Air Resources Board (CARB) in the California Ambient Air Quality Standards (CAAQS). These standards have been established for five pollutants – ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), fine particulate matter (PM<sub>10</sub>), and lead. The South

Coast Air Basin (SCAB) is managed by the South Coast Air Quality Management District (SCAQMD).

Emissions for the project will be created both in the short term during the grading and construction process as well as during the operation of the project once grading and construction is completed and the proposed units are occupied.

*Impacts from Grading and Construction*

The proposed project will be constructed on a previously prepared and certified pad. No further rough grading will occur on site. Minor fine grading will be performed during the grading process for building pad preparation. Minor emissions will also be generated as part of the construction process. All standard best management practices for dust control and air quality control will be in place during these activities. Therefore, impacts from grading and construction will be less than significant.

*Impacts from Operation of the Proposed Project*

The project proposes a residential structure within a Business Park zone. The proposed use is less intensive than the highest use that could be supported on the subject property and will, therefore, result in significantly fewer vehicle trips. The subject property could support a commercial office use of 60,000 square feet. The ITE Land Use estimates that the proposed use would generate approximately one-tenth the daily trips as the highest use of the property. The proposed use will not produce any commercial or industrial emissions and be subject to all current federal and state building codes for energy efficiency and green building design. This will reduce the environmental footprint and, thus, the emission footprint of the proposed project. Therefore, impacts from operation of the proposed project will be less than significant.

c) **Less than Significant Impact:** The City of Santa Clarita is within the South Coast Air Basin (SCAB). This basin is a non-attainment area for Ozone (O<sub>3</sub>), Fine Particulate Matter (PM<sub>2.5</sub>), Respirable Particulate Matter (PM<sub>10</sub>), and Carbon Monoxide (CO), and is in a maintenance area for Nitrogen Dioxide (NO<sub>2</sub>). The proposed project would generate O<sub>3</sub>, PM<sub>2.5</sub>, PM<sub>10</sub>, CO, and NO<sub>2</sub> during both construction and operation. During the construction of the proposed project, it is anticipated that there will be an increase in dust and vehicle emissions related to the grading and construction equipment used on the project site. Since the site was previously

	<p>graded, the project will require minor grading for building pad preparation to create a certified building pad.</p> <p>The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. The project will balance material on-site, requiring approximately 3,500 cubic yards of cut and fill. As a result, all temporary increases to construction related emissions would be addressed through the implementation of standard Best Management Practices.</p> <p>Therefore, with mitigation the project will have less than significant impacts on criteria pollutants.</p> <p>d) <b><u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. Although construction related activities will temporarily impact air quality, these impacts will be less than significant.</p> <p>Children, and the elderly are identified as sensitive receptors. The nearest school is approximately three-quarters of one mile away, the nearest public park is over 1.5 miles away and the nearest residential development is approximately 1.5 miles away from the subject property.</p> <p>Therefore, the project will have less than significant impact to sensitive receptors.</p> <p>e) <b><u>No Impact:</u></b> The proposed use of the site and the surrounding uses are not shown on Figure 5-5 "Land Uses Associated with Odor Complaints" of the 1993 SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would not create objectionable odors, and would have no associated impacts.</p>
<b>IV. BIOLOGICAL RESOURCES</b>	<p>a) <b><u>Less than Significant Impact:</u></b> The proposed project would be constructed on a previously prepared and certified pad. No native vegetation exists on the site due to prior grading activities. No previously identified candidate, sensitive, or special status species are known to occur nor have any been identified on the subject property. However, through the course of grading and construction activities, should any of these be identified, grading and construction activities shall cease until such time as proper mitigation has been implemented.</p>

Therefore there will be less than significant adverse effects, 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 Game or U.S. Fish and Wildlife Service?

b) **Less than Significant Impact:** The project site is located approximately 2,500 feet from the nearest riparian habitat, the Santa Clara River. The project site is not located in a Significant Ecological Area (SEA) nor is any habitat located on site. The project site does not contain any sensitive natural communities identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

Therefore, the proposed project will have less than significant impacts on riparian habitat or other sensitive natural communities.

c) **No Impact:** The project is not located within a federally protected wetland as defined by Section 404 of the Clean Water Act and does not propose direct removal, filling or hydrological interruption of any kind.

d) **Less than Significant Impact:** The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. It is surrounded by development on the west, east and south and by a natural gas storage facility to the north. It does not provide any link between two or more nearby open space areas and there are no waterways on site. Though wildlife can access the site from the north, wildlife activity is expected to be minimal on-site due to the proximity of adjacent development, major roadways, and human disturbance. As such, the site is not considered part of a known wildlife movement or migration corridor.

Therefore, the project will result in less than significant impacts to movement of native resident migratory fish or wildlife species.

e) **No Impact:** The subject property does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy.

The purpose of the Oak Tree Preservation Ordinance is to protect and preserve oak trees in the City and to provide regulatory measures designed to accomplish this purpose. The ordinance indicates that it shall be the policy of the City of Santa Clarita to require the

	<p>preservation of all healthy oak trees, unless compelling reasons justify the removal of such trees. The ordinance applies to the removal, encroachment upon, and pruning of oak trees.</p> <p>There are no oak trees located on the subject property or in the vicinity of the project site that would be impacted by the proposed project.</p> <p>Therefore, the proposed project will have less than significant impacts to oak trees and will not conflict with any local policies or ordinances protecting biological resources.</p> <p>f) <b><u>No Impact:</u></b> As discussed in item “a” above, the subject property consists of a prepared and certified pad and no candidate, sensitive, or special status species have been identified. Further there are also no habitat conservation plans, natural community conservation plans, or ther approved regional, state or habitat conservation plans. The subject property is also not located in a significant environmental area.</p> <p>There is no known, conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p> <p>Therefore there will be no impact from the proposed project resulting from inconsistencies with adopted plans.</p> <p>g) <b><u>No Impact:</u></b> The project site is not located in a Significant Ecological Area as identified by the City of Santa Clarita General Plan and will therefore have no impact on a Significant Ecological Area or Significant Natural Area.</p>
<b>V. CULTURAL RESOURCES</b>	<p>a-d) <b><u>No Impact:</u></b> The proposed project would not directly cause a substantial adverse change in the significance of any known cultural or archaeological resource pursuant to Section 15064.5 of the Government Code. No evidence of cultural significance was discovered during previous grading activities. However, if evidence of significant cultural resources are found during grading or construction activities, all localized activities would cease until such time as an authorized expert could identify and protect such resources as needed.</p> <p>Because no evidence suggests the project will directly or indirectly destroy or impact a unique paleontological resource or site or unique</p>

	<p>geologic feature, the project is not anticipated to have an impact related to cultural resources.</p>
<p><b>VI. GEOLOGY AND SOILS</b></p>	<p>a)</p> <p>i) <b><u>Less than Significant Impact:</u></b> The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Further, no known active fault zone is mapped on the subject site. Regardless, the proposed project is required to comply with the California Building Code that establishes regulations for structures in potentially hazardous areas, in order to withstand impacts caused from localized earthquake activity. Therefore, the proposed project would not expose people or structures to potential adverse effects from the rupture of a known earthquake fault and would cause less than significant associated impacts.</p> <p>ii) <b><u>Less than Significant Impact:</u></b> The proposed structures are required to comply with the California Building Code and other construction standard codes, and are subject to inspection during construction to ensure proper construction. Conforming to these required standards will ensure the proposed project would result in less than significant impacts due to strong seismic ground shaking.</p> <p>iii) <b><u>Less than Significant Impact:</u></b> The subject property is located within areas with the potential for liquefaction as identified on the City's Seismic Hazard Zones map. All construction activities will need to be properly engineered to address this potential hazard. The extent of the impacts associated with construction in a liquefaction hazard zone are required by the building code to be addressed prior to the issuance of any permits.</p> <p>iv) <b><u>Less than Significant Impact:</u></b> The subject property is located within an earthquake-induced landslide hazard zone on the State of California Seismic Hazard Map. The proposed project would be constructed on a prepared and certified pad. No ancient or recent bedrock landslides were observed on the proposed development area and no surficial slope failures or slumps were observed within the proposed project area.</p> <p>Therefore, impacts from exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death will be less than significant.</p> <p>b) <b><u>Less than Significant Impact:</u></b> During construction of the proposed project, the soils on-site may become exposed, and thus subject to erosion. However, the project is required to comply with</p>



existing regulations that reduce erosion potential. The proposed project will comply with SCAQMD Rule 403, which would reduce the potential for wind erosion. Similarly, water erosion during construction would be substantially reduced by complying with the National Pollution Discharge Elimination System (NPDES). The NPDES requires the construction of the project to incorporate Best Management Practices (BMPs) to reduce erosion and prevent eroded soils from washing off-site. Further, the site has been previously graded and has remained vacant, subject to these elements since 2007. The development of the site will require re-vegetation and landscape to further reduce erosion. Thus, the potential to increase erosion during any construction activity would be effectively mitigated through the required compliance activities.

Therefore, a less than significant impact to wind or water soil erosion is anticipated as a result of the proposed project.

c) **Less than Significant Impact:** The subject property is located within an earthquake-induced landslide hazard zone on the State of California Seismic Hazard Map. The proposed project would be constructed on a prepared and certified pad ensuring proper construction. Further, no ancient or recent bedrock landslides were observed on the proposed development area and no surficial slope failures or slumps were observed within the proposed project area.

Therefore, impacts causing structures to become 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 are anticipated to be less than significant.

d) **Less than Significant Impact:** The proposed project would be constructed on an existing prepared and certified pad. All rough grading was completed in 2007. Only fine grading will be required prior construction to certify the proposed building pad. The proposed project is not known to be located on Table 18-1-B of the Uniform Building Code.

Therefore, the project is anticipated to have a less than significant impact.

e) **No Impact:** The project will be required to connect to the existing sewer system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case, and the proposed project would have no associated impacts.

	<p><b>f,h,g&amp;i) <u>Less than Significant Impact:</u></b> The proposed project will be located on an existing prepared, certified pad. Only fine grading will need to be performed prior to construction. There are no unique geologic features on the subject property, less than 10,000 cubic yards of dirt will be required (3,500 cubic yards, balance on site), and no construction in areas with a 10% or greater cross slope will occur. Therefore, impacts will be less than significant.</p>
<p><b>VII. GREENHOUSE GAS EMISSIONS</b></p>	<p><b>a-b) <u>Less than Significant Impact:</u></b> “Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change. These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere. The principal greenhouse gases (GHGs) include carbon dioxide (CO<sub>2</sub>), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalent (CO<sub>2</sub>e).</p> <p>Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.</p> <p>California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include Assembly Bill (AB) 32, Senate Bill (SB) 1368, Executive Order (EO) S-03-05, EO S-20-06 and EO S-01-07.</p> <p>AB 32, the California Global Warming Solutions Act of 2006, is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” Most notably AB 32 mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.</p> <p>In August, 2012 the City Council of the City of Santa Clarita passed the Santa Clarita Climate Action Plan (CAP). The CAP demonstrated that the City of Santa Clarita will be able to reduce local greenhouse gas emissions to a level consistent with AB 32. This will be accomplished by implementing the goals, objectives and policies of the General Plan and by continuing to implement existing programs. Therefore, the CAP is consistent with the General Plan.</p>

	<p>As a result, proposed projects that are consistent with the General Plan are also consistent with the CAP. The proposed project is contemplated by the General Plan in the Business Park zone via a Conditional Use Permit. Therefore, the proposed use is consistent with the General Plan via the Conditional Use Permit process. Since the proposed project is consistent with the General Plan and the General Plan is consistent with the CAP, the project is also consistent with the CAP.</p> <p>Therefore, the proposed project will result in less than significant impacts to greenhouse gas emissions.</p>
<p><b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b></p>	<p>a) <b><u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. The proposed use is not anticipated to store, use, or generate substantial amounts of hazardous materials, and is not anticipated to utilize any acutely hazardous materials. The only hazardous materials expected to be utilized on-site are typical cleansers, solvents, pesticides, and fertilizers for the normal maintenance of residential structures and landscaping. These typical chemicals are not typically of sufficient amount or concentration to pose hazards to the public.</p> <p>Therefore, the proposed project will result in a less than significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p> <p>b) <b><u>Less than Significant Impact:</u></b> The site is currently vacant. The site is not known or expected to contain any underground storage tanks (USTs), aboveground storage tanks (ASTs), gas lines, or other hazardous material conduits or storage facilities. Similarly, the project does not propose any industrial uses, waste treatment/storage facilities, power plants, or other land uses that are typically associated with hazardous material accidents. Therefore, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and the project would have less than significant related impacts. The property directly north of the project site, however, is owned by the gas company and does contain underground storage tanks.</p>

c) **Less than Significant Impact:** No schools exist nor are any school currently proposed for constructions within one-quarter mile of the Therefore, the proposed project would not handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and the project would have less than significant related impacts.

d) **No Impact:** The subject property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Therefore the project site would have less than significant related impacts.

e-f) **No Impact:** The project area is not located within an airport land use plan nor is it within two miles of a public airport or public use airport. The proposed project would not result in a safety hazard for people residing or working in the project area because the project area is not within the vicinity of a private airstrip.

g) **Less than Significant Impact:** The proposed project involves a development on an approximately 8 acre site. The construction and operation of the proposed project would not place any permanent or temporary physical barriers on any existing public streets. Therefore, the proposed project would have a less than significant impact to emergency response planning.

h) **Less than Significant Impact:** The site is surrounded by commercial development to the east, west and south. These developed areas act as buffers to wildfires. The proposed project is bounded to the north by Newhall Ranch Road, a major arterial highway measuring 138 feet in width which will also act as a buffer for wildfires. In addition, the proposed development of the site will reduce the wildfire fuel on-site, by eliminating the weeds and other annual grasses that cover a large portion of the site. Furthermore, the project's landscape plan is subject to review and approval by the City's Community Development Department and Los Angeles County Fuel Modification Unit. This review ensures the proposed landscape plan is appropriate for the conditions at the subject site. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, and the project would have less than significant associated impacts.

g) **Less than Significant Impact:** The subject property does not contain any electrical transmission lines, gas lines or oil pipelines.

	Therefore, there will be less than significant related impacts.
<b>IX. HYDROLOGY AND WATER QUALITY</b>	<p>a) <b><u>Less than Significant Impact:</u></b> Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California's Porter/Cologne Act, the Regional Water Quality Control Boards (RWQCBs) of the State Water Resources Control Board (SWRCB) are required to develop water quality objectives that ensure their region meets the requirements of Section 303 of the Clean Water Act.</p> <p>Santa Clarita is within the jurisdiction of the Los Angeles RWQCB. The Los Angeles RWQCB adopted water quality objectives in its Stormwater Quality Management Plan (SQMP). This SQMP is designed to ensure stormwater achieves compliance with receiving water limitations. Thus, stormwater generated by a development that complies with the SQMP does not exceed the limitations of receiving waters, and thus does not exceed water quality standards.</p> <p>Compliance with the SQMP is ensured by Section 402 of the Clean Water Act, which is known as the National Pollution Discharge Elimination System (NPDES). Under this section, municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdiction. These permits are known as Municipal Separate Storm Sewer Systems (MS4) permits. Los Angeles County and 85 incorporated Cities therein, including the City of Santa Clarita, obtained an MS4 (Permit # 01-182) from the Los Angeles RWQCB, most recently in 2001. Under this MS4, each permitted municipality is required to implement the SQMP.</p> <p>In accordance with the County-wide MS4 permit, all new developments must comply with the SQMP. In addition, as required by the MS4 permit, the City of Santa Clarita has adopted a Standard Urban Stormwater Mitigation Plan (SUSMP) ordinance to ensure new developments comply with SQMP. The City's SUSMP ordinance requires new developments to implement Best Management Practices (BMPs) that reduce water quality impacts, including erosion and siltation, to the maximum extent practicable. This ordinance also requires new developments to submit a plan to the City that demonstrates how the project will comply with the City's SUSMP and identifies the project-specific BMP that will be implemented.</p> <p>The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully</p>

improved commercial uses within a business park. None of the proposed uses are point source generators of water pollutants, and thus, no quantifiable water quality standards apply to the project. As an urban development, the proposed project would add typical, urban, nonpoint-source pollutants to storm water runoff. As discussed, these pollutants are permitted by the County-wide MS4 permit, and would not exceed any receiving water limitations.

Therefore, impacts to local water quality standards will be less than significant.

**b) Less than Significant Impact:** The Santa Clara River and its tributaries are the primary groundwater recharge areas for the Santa Clarita Valley (City of Santa Clarita General Plan, 1991).

The proposed project would add impermeable surfaces to a currently undeveloped site, which could reduce the site's groundwater recharge potential. However, the amount of impermeable surface the proposed project would install is negligible in comparison to the total size of the Santa Clara River recharge area. Further, compliance with the SUSMP ordinance requires opportunities for groundwater recharge prior to discharge into the stormdrain system. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and the project would have less than significant related significant impacts.

**c) Less than Significant Impact:** Development projects that increase the volume or velocity of surface water can result in an increase in erosion and siltation. Increased surface water volume and velocity causes an increase in siltation and sedimentation by increasing both soil/water interaction time and the sediment load potential of flowing water.

The proposed project would alter the sites drainage by installing impermeable surfaces. However, the proposed development includes an engineered drainage system to manage stormwater flows through an USUMP. This drainage system will handle both the runoff that currently flows to the site from surrounding development and the increased runoff from the proposed impermeable surfaces on-site.

As required by the City of Santa Clarita and the Countywide MS4 Permit, the final design of the development's drainage system will be engineered so that post-development peak runoff discharge rates (a measure of the volume and velocity of water flows) are equal to or less than pre-development peak runoff rates. Consequently, the

project would not substantially increase erosion or siltation off-site.

Furthermore, the project does not propose channelizing any drainage courses or focusing surface water flows into any areas of exposed soil. In addition, the on-site drainage system, in accordance with the NPDES requirements discussed above in Section VIII(a), is also required to include BMPs to reduce erosion and siltation to the maximum extent practicable.

Therefore, with the application of standard engineering practices, NPDES requirements, and City standards, the project would not result in substantial erosion or siltation on- or off-site, and the project would have less than significant related impacts.

**d) Less than Significant Impact:** As required by the City of Santa Clarita and the Countywide MS4 Permit, the final design of the development's drainage system will be engineered so that post-development peak runoff discharge rates are equal to or less than pre-development peak runoff rates. By adhering to these standards, the project would not result in flooding on or off-site, and the project would have less than significant related significant impacts.

**e) Less than Significant Impact:** The proposed project could increase runoff by increasing the impermeable surfaces on-site. However, compliance with the City's SUSMP ordinance would ensure that post-development peak storm water runoff rates do not exceed pre-development peak storm water runoff rates. Therefore, the off-site drainage network that supports the parcel and surrounding watershed will be adequate to handle the project's post-development runoff.

Similarly, the project would generate only typical, non-point source, urban stormwater pollutants. These pollutants are covered by the County-wide MS4 permit, and the project, through the City's SUSMP ordinance, is required to implement BMPs to reduce stormwater pollutants to the maximum extent practicable. Therefore, the proposed project would not create runoff that would exceed the capacity of the stormwater drainage system and would not provide a substantial additional source of polluted runoff.

**f) Less than Significant Impact:** As discussed above, the proposed development will not be a point-source generator of water pollutants. The only long-term water pollutants expected to be generated on-site are typical urban stormwater pollutants. Compliance with the City's SUSMP ordinance will ensure these

stormwater pollutants would not substantially degrade water quality.

The project, however, also has the potential to generate short-term water pollutants during construction, including sediment, trash, construction materials, and equipment fluids. The Countywide MS4 permit requires construction sites to implement BMPs to reduce the potential for construction-induced water pollutant impacts. These BMPs include methods to prevent contaminated construction site stormwater from entering the drainage system and preventing construction-induced contaminants from entering the drainage system. The MS4 identifies the following minimum requirements for construction sites in Los Angeles County:

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
2. Construction-related materials, wastes, spills or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

In addition, projects with a construction site of one acre or greater, such as the proposed project, are subject to additional stormwater pollution requirements during construction. The State Water Resources Control Board (SWRCB) maintains a statewide NPDES permit for all construction activities within California that result in one (1) or more acres of land disturbance. This permit is known as the State's General Construction Activity Storm Water Permit or the State's General NPDES Permit. Since the proposed project involves greater than one (1) acre of land disturbance, the project is required to submit to the SWRCB a Notice of Intent (NOI) to comply with the State's General Construction Activity Storm Water Permit. This NOI must include a Storm Water Pollution Prevention Plan (SWPPP) that outlines the BMPs that will be incorporated during construction. These BMPs will minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste



handling/disposal requirements, and providing non-storm water management procedures.

Complying with both the MS4's construction site requirements and the State's General Construction Permit, as well as implementing an SWPPP will ensure that construction of the proposed project would have less than significant impact to water quality.

**g) No Impact:** The project does not involve construction within the identified flood hazard area. Therefore, the proposed project would not place housing in a flood hazard area and would have no related impacts.

**h) No Impact:** The project site is not within the 100-year or 500-year flood zones as shown on the City's "Flood Zones" map. Therefore, the proposed project would not place structures in a flood hazard area and would have no related impacts.

**i) No Impact:** There are no levees, dams, or other water detention facilities in the vicinity of the project site. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam, and the project would have no related impacts.

**j) Less than Significant Impact:** There are no bodies of water in the vicinity of the project site that are capable of producing seiche or tsunami. No ancient or recent bedrock landslides were observed on the proposed development area and no surficial slope failures or slumps were observed within the proposed project area. A slope stability analysis contained within the report concludes that based upon observation, laboratory testing and analysis, the soil should possess sufficient strength to support the proposed project provided that recommendations within the report are followed and maintained. Therefore, the proposed project would have a less than significant impact from seiche, tsunami, or mudflow.

**k) Less than Significant Impact:** The project would alter the site's drainage patterns. However, compliance with the City's SUSMP ordinance would ensure that post-development peak storm water runoff rates to not exceed pre-development peak storm water runoff rates. Furthermore, the project does not involve grading or excavation into the groundwater table, and would not place any subterranean structures or foundation that would encroach into groundwater aquifer. Consequently, groundwater flows would not be changed. Therefore, the proposed project would not result in

	<p>significant impacts from changes in the rate of flow, currents, or the course and direction of surface water and groundwater.</p> <p>l)  <b>i-vii) <u>Less than Significant Impact:</u></b> The project is required to comply with the City's SUSMP ordinance, the Countywide MS4 permit, the State' NPDES General Construction Permit, and required to implement a SUSMP compliance plan and SWPPP. As previously discussed, compliance with these requirements of the Clean Water Act and the NPDES will ensure the proposed project would have less than significant impact stormwater management.</p>
<p><b>X. LAND USE AND PLANNING</b></p>	<p>a) <b><u>No Impact:</u></b> The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. The project site is currently vacant and its development will not serve to divide any existing community and there are no other residential communities within the area surrounding the project. The proposed project will, therefore, not disrupt or divide an established community.</p> <p>b) <b><u>Less than Significant Impact:</u></b> The proposed project is a residential use in a Business Park zone. This type of use is contemplated by the General Plan and the Unified Development Code via the Conditional Use Permit process. The proposed project will comply with all applicable City plans and policies adopted for the purpose of avoiding or mitigating environmental impacts.</p> <p>Therefore, the proposed project will not conflict with any plans or policies adopted for the purpose of avoiding or mitigating environmental impact.</p> <p>c) <b><u>Less than Significant Impact:</u></b> The proposed project will not conflict with any local conservation plan or policy. No known candidate, sensitive, or special status species occupy the subject property nor will any oak trees be impacted as a result of the proposed project.</p> <p>Therefore, any conflict with existing conservation plan or policy will be less than significant.</p>
<p><b>XI. MINERAL AND ENERGY RESOURCES</b></p>	<p>a-c) <b><u>No Impact:</u></b> Gold mining and oil production historically have been the principal mineral extraction activities in and around the Santa Clarita Valley. Other minerals found in the planning area include construction aggregate, titanium, and tuff. The proposed</p>

	<p>project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. No known oil or gold reserves are present on the subject property.</p> <p>The proposed project would not 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 and would not use nonrenewable resources in a wasteful and inefficient manner.</p> <p>Therefore, no impact related to mineral and energy resources is anticipated with this project.</p>
<b>XII. NOISE</b>	<p>a) <b><u>Less than Significant Impact:</u></b> Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. The exterior noise standard for the City of Santa Clarita for commercial uses is 80 dBA at the property line. Short term noise will be generated by activities associated with grading and construction. Longer term noise will be generated by operation of the proposed project.</p> <p>The proposed project is located within an existing business park on an 8 acre site. The portion of the site proposed for development lies up-slope from all surrounding commercial/light industrial uses and is vertically offset by approximately 80 feet. In addition, the portion of the property proposed for development is approximately 160 feet to the nearest commercial property line and 215 feet from the nearest commercial structure. No populations identified as "sensitive receptors" are adjacent to the subject property. All grading, construction and operational noise must comply with the City of Santa Clarita's Noise Ordinance.</p> <p>The proposed project will meet the current California Building Code residential standards for sound attenuation.</p> <p><i>Impacts from Construction</i></p> <p>Temporary construction noise impacts will vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by demolition of existing structures and large earth-moving sources, then by foundation and parking lot construction, and finally for finish construction. However, because the proposed project would be constructed on a prepared, certified pad, noise from grading activities would be minimized. Noise will also be generated during the construction process. However, all construction activities would</p>

be limited to the hours defined by the City of Santa Clarita Noise ordinance and would be prohibited on Sundays and holidays. However, because there are no sensitive receptors near the subject property, noise impacts from grading and construction will be less than significant.

*Impacts from Operation of the Proposed Project*

Noise generated by the site will be primarily from the operation of vehicles coming to and from the facility and from existing traffic on Newhall Ranch Road. No commercial or industrial activities will occur on-site. Given that the proposed project is a residential use is within an existing business park, the new noise generation will be less than the noise generation of new commercial or industrial use. In addition, ITE Land Use-255 estimates the proposed project would general one-tenth of the vehicle trips than a commercial development on the same property.

Therefore, exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies are insignificant.

b) **Less than Significant Impact:** There are no established vibration standards in the City of Santa Clarita. Furthermore, the proposed residential use at the specified location would neither generate, nor expose people to excessive ground-borne vibrations or ground-borne noise levels.

The proposed project does not involve construction practices that are typically associated with vibrations, such as pile driving and large-scale demolition. Therefore, the proposed project would cause less than significant vibration impacts.

c) **Less than Significant Impact:** The proposed project includes the construction of an 81-unit residential health care facility in an urbanized area and between fully improved commercial uses within a business park. It is surrounded by development on the west, east and south and by a natural gas storage facility to the north. The subject property could support a commercial office use of 60,000 square feet. The ITE Land Use estimates that the proposed use would generate approximately one-tenth the daily trips as the highest use of the property. As discussed in "a", above, the primary noise generated by the proposed project would be from vehicles. Vehicle trips associated with the proposed project are approximately one-tenth of those generated by the highest use of the property and will, thus, create far

	<p>less noise. No commercial or industrial activities would occur on site.</p> <p>Therefore, there will be less than significant impacts to the permanent increase in ambient noise.</p> <p><b>d) <u>Less than Significant Impacts:</u></b> As discussed in section “a” above, the project will result in temporary construction noise from construction and grading activities. However, because the project would be constructed on an existing prepared, certified pad, noise generated by grading activities will be minimized.</p> <p>Therefore, the proposed project would result in less than significant temporary or periodic increases in ambient noise levels.</p> <p><b>e) <u>No Impact:</u></b> The proposed project is not located within an airport land use plan or within two miles of a public airport.</p> <p><b>f) <u>No Impact:</u></b> The proposed project is not located within the vicinity of a private airstrip.</p>
<b>XIII. POPULATION AND HOUSING</b>	<p><b>a) <u>Less than Significant Impact:</u></b> The proposed project includes for the construction of 81-unit residential healthcare facility and various on-site amenities. The estimated number of inhabitants for the proposed project is 100 persons. However, because it cannot be assumed that all of the inhabitants of the proposed project would come from outside of the City Santa Clarita, the actual number of new residents of the City as a result of the proposed project is unknown.</p> <p>With a population of approximately 209,000, the City of Santa Clarita is currently the third largest city in Los Angeles County by population. Assuming all inhabitants of the proposed project were new residents of the City, the City’s population would increase by .0005% as a result of the proposed project. Further, the proposed use would provide additional services for seniors in the community, providing alternatives to other existing facilities within the City.</p> <p>Therefore, the proposed project will result in less than significant impacts to population growth.</p> <p><b>b-c) <u>No Impact:</u></b> The proposed project will neither displace people or existing housing. The proposed project will provide an opportunity to house individuals who are potentially unable to care for themselves or require a greater level of supervised care than their family can provide.</p>

	<p>Therefore, the proposed project would have no impact on displacing people from existing housing.</p>
<p><b>XIV. PUBLIC SERVICES</b></p>	<p><b>a. i-iv) <u>No Impact:</u></b> The proposed project would not create any significant adverse impacts to public services, nor would it necessitate the construction of new facilities for fire, police, school services or parks. Although the proposed use could result in an increase in the number of local trips for medical purposes, because a portion of population at the proposed use would be derived from the current City population, these would not be new trips. Further, because the proposed project only contains 81 units, the number of actual new trips would be low and well within the current capacity of existing emergency services.</p> <p>Therefore, the proposed project is not anticipated to result in an impact related to public services.</p>
<p><b>XV. RECREATION</b></p>	<p><b>a-b) <u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential healthcare facility and various on-site amenities. No significant incremental increase in the use of public parks is expected as a result of the proposed project. Payment of parks impact fees by the applicant will offset any impacts.</p> <p>Furthermore, on-site recreational facilities will be provided to occupants of the facility.</p> <p>Therefore, the proposed project will have less than significant impacts on recreational opportunities.</p>
<p><b>XVI. TRANSPORTATION / TRAFFIC</b></p>	<p><b>a-b) <u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential healthcare facility and various on-site amenities. The subject property could support 60,000 square feet of office space. ITE Land Use-255 indicate a total of 2,200 daily trips generated by an office/medical office use. Using ITE Land Use 255 for Continuing Care/Retirement Community, the proposed use would only generate 230 daily trips, just over 10% of the potential trips generated by more intensive uses that are permissible on site.</p> <p>The proposed project fronts onto Newhall Ranch Road. Trips generated by the proposed use would, thus, impact Newhall Ranch Road directly. In 2012, there were 37,100 average daily trips on the</p>

	<p>portion of Newhall Ranch Road in the segment adjacent to the proposed project. The increase of 230 daily trips as a result of the proposed project would increase the total number of average daily trips on Newhall Ranch Road by .007%.</p> <p>Therefore, the proposed project would have less than significant impacts on traffic loads and capacity of the existing street system.</p> <p><b>c-h) <u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential healthcare facility and various on-site amenities. The proposed project will not impact change air traffic patterns, including any design feature (sharp curves, dangerous intersections or incompatible uses) that will result in inadequate emergency access or parking capacity. The proposed project will also not conflict with any policy plan or program supporting alternative transportation or present hazards or barriers for pedestrians or bicyclists.</p>
<p><b>XVII. UTILITIES AND SERVICE SYSTEMS</b></p>	<p><b>a) <u>Less than Significant Impact:</u></b> The proposed project includes the construction of an 81-unit residential healthcare facility and various on-site amenities. None of the proposed uses would generate atypical wastewater such as industrial or agricultural effluent. All wastewater generated by the proposed project is expected to be domestic sewage. Wastewater treatment facilities are designed to treat domestic sewage; and thus, typical domestic sewage does not exceed wastewater treatment requirements. Since the project would not generate atypical wastewater, the project would not exceed wastewater treatment requirements, and the project would have less than significant impacts.</p> <p><b>b) <u>Less than Significant Impact:</u></b> The proposed development would increase the demand for water and wastewater service. However, the increase to water/wastewater service demand is minimal in comparison to the existing service areas of the water and wastewater service purveyors. In addition, the facilities currently maintained by the service purveyors are adequate to serve the proposed increase in demand. The water and wastewater improvements required for the project are on-site pipelines and unit connections to the infrastructure systems, which are subject to connection fees. Therefore, the proposed project would not require or result in the construction or expansion of new water or wastewater treatment facilities off-site, and the project would have less than significant associated impacts.</p>

c) **Less than Significant Impact:** As required by the City of Santa Clarita and the Countywide MS4 Permit, the final design of the development's drainage system will be engineered so that post-development peak runoff discharge rates are equal to or less than pre-development peak runoff rates. Due to the drainage features included in the proposed site plan, and the detention capabilities of the proposed pond feature, standard engineering practices are expected to achieve this requirement. Therefore, the proposed project would not require or result in the construction of new off-site stormwater drainage facilities or the expansion of existing facilities off-site, and the project would have less than significant related significant impacts.

d) **Less than Significant Impact:** The Santa Clarita Water District (District) provides water services to the project site. The District's water sources are local groundwater and the State Water Project. These existing water supplies are sufficient to serve the proposed development. Therefore, the proposed project would not require new or expanded water entitlements, and the project would have less than significant related significant impacts.

e) **Less than Significant Impact:** The County Sanitation District of Los Angeles County (Sanitation District) provides wastewater services to the project site. The Sanitation District's existing facilities are sufficient to accommodate the proposed development. Therefore, the proposed project would result in a determination by the wastewater treatment provider that it has adequate capacity to serve the proposed development, and the project would have less than significant related significant impacts.

f) **Less than Significant Impact:** The project would be served by a landfill (Chiquita Canyon) with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Chiquita Canyon Landfill is not expected to reach capacity for more than a decade.

g) **Less than Significant Impact:** The California Integrated Waste Management Act requires that jurisdictions maintain a 50% or better diversion rate for solid waste. The City implements this requirement through the City's franchised Solid Waste Management Services. Per the agreements between the City and the franchised trash disposal companies, each franchisee is responsible for meeting the minimum recycling diversion rate of 50% on a quarterly basis. Franchisee's are further encouraged to meet the City's overall



	<p>diversion rate goal of 75%. The proposed project is required to comply with the applicable solid waste franchise's recycling system, and thus, will meet the City's and California's solid waste diversion regulations. In addition, the City of Santa Clarita has initiated a construction waste diversion program to encourage the diversion of construction debris to recycling programs. Based on the valuation of the proposed project, the applicant will be participating in this program and will be diverting construction debris to recycling programs in accordance with the City's Environmental Services Division. Therefore, the project would result in less than significant impacts from conflicting with statutes or regulations related to solid waste.</p>
<p><b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b></p>	<p>a) <b><u>Less than Significant:</u></b> The proposed project would be constructed on an existing certified pad. No native vegetation exists on the site due to prior grading activities. No previously identified candidate, sensitive, or special status species are known to occur nor have any been identified on the subject property. The project site is located approximately 2,500 feet from the nearest riparian habitat, the Santa Clara River. The project site is not located in a Significant Ecological Area (SEA) nor is any habitat located on site. The project site does not contain any sensitive natural communities identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The proposed project does not conflict with any conservation plans and no oak trees are located on the subject property or in the vicinity of the subject property.</p> <p>Therefore the proposed project will have less than significant impacts on the degradation of quality of the environment.</p> <p>b) <b><u>Less than Significant Impact:</u></b> The proposed project is a residential use within a business park on an existing, certified pad. The proposed facility will provide on-site assisted living services including supervised medical care and specific care for Alzheimer's disease patients. As such, the proposed use is a stand-alone project and represents no incremental increases based on impacts from other projects. The proposed project will meet all of the City of Santa Clarita's development standards as defined by the Unified Development Code as well as all requirements defined by the California Building Code.</p> <p>Therefore, cumulatively considerable impacts will be less than significant.</p> <p>c) <b><u>Less than Significant Impact:</u></b> The proposed project is a</p>

	<p>residential use within a business park on an existing, certified pad. The proposed facility will provide on-site assisted living services including supervised medical care and specific care for Alzheimer's disease patients. The proposed project will meet all of the City of Santa Clarita's development standards as defined by the Unified Development Code as well as all requirements defined by the California Building Code. The project will not divide any existing communities, result in excessive noise, significantly impact existing public services or utilities, store or use hazardous materials, significantly impact traffic, and not result in significant impacts to air quality or greenhouse gas emissions.</p> <p>Therefore, the proposed project would have less than significant impacts on human beings, either directly or indirectly.</p>
<p><b>XIX. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING</b></p>	<p>d) <b><u>Less than Significant Impact:</u></b> The proposed project would be constructed on an existing certified pad. No native vegetation exists on the site due to prior grading activities. No previously identified candidate, sensitive, or special status species are known to occur nor have any been identified on the subject property. The project site is located approximately 2,500 feet from the nearest riparian habitat, the Santa Clara River. The project site is not located in a Significant Ecological Area (SEA) nor is any habitat located on site. The project site does not contain any sensitive natural communities identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The proposed project does not conflict with any conservation plans and no oak trees are located on the subject property or in the vicinity of the subject property.</p> <p>Therefore the proposed project will have less than significant impacts on fish and wildlife resources.</p>