

**Initial Study  
City of Santa Clarita**

**Project Title/Master Case Number:** Master Case 03-347;  
Tentative Parcel Map 60337;  
Conditional Use Permit 03-015;  
Minor Use Permit 03-045;  
Development Review 03-027;  
Sign Review 03-018

**Lead Agency name and address:** City of Santa Clarita  
23920 Valencia Blvd., Suite 300  
Santa Clarita, CA 91355

**Contact person and phone number:** Lisa Hardy, AICP, Senior Planner  
Wendy Deats, Assistant Planner II  
(661) 255-4330

**Project location:** The Golden Valley Ranch Commercial Center site includes approximately 55.93 net acres immediately east of SR 14 in the City of Santa Clarita, community of Canyon Country. The project site is part of the approved Golden Valley Ranch Project, Tentative Tract Map 52414, which totals 1,259 acres. The Golden Valley Ranch Commercial Center site will be accessed by the easterly extension of Golden Valley Road and the southerly extension of Lost Canyon Road from the Fair Oaks Ranch community to the north.

**Applicant's name and address:** GMS Realty  
Jeff Sterk  
5973 Avenida Encinas, Suite 300  
Carlsbad, CA 92008

**General Plan designation:** Community Commercial

**Zoning:** Community Commercial

**Description of project and setting:** Project Background

The Golden Valley Ranch Project (Master Case 97-212) and the associated entitlement requests were approved by the Santa Clarita City Council on January 24, 2002. The overall project consists of residential, commercial, and institutional uses and open space. Specifically, Tentative Tract Map 52414 was approved to subdivide the subject site into the following:

- 390 single-family residential parcels;
- 1 parcel (future condo map) to accommodate 108 age-restricted single-family homes;
- two commercial parcels;
- one elementary school site;
- one trailhead staging area site;
- one water tank site;
- one fire station site; and
- numerous open space lots.

Other entitlements included the following:

- A General Plan amendment (GPA 97-003 "A") was approved to change the previous Residential Estate land use designation on the 1,259-acre Golden Valley Ranch project site. Approximately 89.8 acres was changed to a Community Commercial (CC) land use designation and 1,169.2 acres was changed to a Residential Suburban (RS) land use designation. An additional 6.1 acres along the east side of State Route 14, which the applicant is acquiring from Caltrans, was also designated Community Commercial as part of this General Plan amendment.
- A General Plan amendment was approved (GPA 97-003 "B") to modify the Circulation Element text and the Master Plan of Highway & Roadway System Map for the purpose of eliminating the Golden Valley Road link between Via Princessa and Placerita Canyon Road.
- A Prezone request (PZ97-001) was approved to designate Residential Suburban (RS) zoning on 1,169.2 acres, and Community Commercial (CC) zoning on 89.8 acres, to allow for annexation of the Golden Valley Ranch property (Annexation 1997-001) to the City of Santa Clarita. An additional 6.1 acres along the east side of State Route 14, which the applicant is acquiring from Caltrans, was designated Community Commercial as part of this prezone request.
- The City of Santa Clarita initiated an annexation request with the Local Agency Formation Commission (LAFCO) to annex all of the proposed 1,259-acre Golden Valley Ranch prezone area, plus the 6.1 acres the applicant is acquiring from Caltrans along SR 14. LAFCO approved the annexation of the Golden Valley Ranch property to the City of Santa Clarita in November 2002.
- A Conditional Use Permit was approved to allow grading activity over 100,000 cubic yards and for the clustering of residential development. Specifically, a total of 9.5 million cubic yards will be graded, with 7.0 million cubic yards of remedial grading to be balanced on-site. As part of the project, 285 acres, or 23 percent of the site, will be graded.
- An Oak Tree Permit was approved to allow the removal of up to 23 live oak trees. The oak tree report indicates that the project would require the removal of three dead trees and 18 live oak trees within the graded area. An additional five oak trees located adjacent to the graded area may require removal. Of the 23 live oak trees, three are heritage oak trees. The 1,259-acre project site contains 3,616 oak trees, of which 88 trees are heritage oaks.
- A hillside review was approved to allow grading on slopes in excess of 10%.

Development of the Golden Valley Ranch site will occur on the westernmost 285 acres of the total 1,259-acre site. The 89.8-acre commercial component included the development of 610,930 square feet of commercial uses on two major superpads zoned Community Commercial immediately adjacent to State Route (SR) 14. Actual commercial development will occur on 55.93 net acres. Golden Valley Road, to extend east from SR 14, and Lost Canyon Road, to extend south from the Fair Oaks Ranch development, will provide direct access to the commercial properties.

An additional 7,829 square feet for a mezzanine level storage area within Kohl's department store was approved by the City Council on November 25, 2003. The increase in square footage would permit the commercial site to have 618,759 square feet of commercial development. The proposed square footage will be used for inventory storage and will not increase the building footprint, building height, or change the proposed commercial uses on the project site.

#### Proposed Commercial Center Entitlements

The applicant, GMS Realty, is requesting approval of the following entitlements:

- Tentative Parcel Map for the subdivision of the commercial pads into 17 parcels;
- Conditional Use Permit for all structures exceeding 35 feet in height, for one off-site freeway commercial center sign, and two on-site freeway commercial center signs;
- Minor Use Permit for two drive-through restaurants, the sales of alcohol at designated locations, and a car wash;
- Development Review for the construction of a 618,759 square-foot commercial center; and
- Sign Review for a sign program.

#### Commercial Center Components

##### *Tentative Parcel Map & Uses*

The applicant is requesting approval of a 618,759 square-foot commercial center to be located on two commercial parcels created as part of TTM 52414. A tentative parcel map is requested as part of the commercial center project to subdivide the site into 17 commercial lots. The lots will vary in size, however all lots will have a minimum of 5,000 square feet and a width of 50 feet. Frontage along either the future Golden Valley Road or the future Lost Canyon Road is provided for each of the proposed parcels. All road and landscaping improvements along public rights-of-way, including but not limited to, curb, gutters, streetlights, sidewalks, bus stops, turnouts and parkway and median landscaping will be provided in accordance with City requirements as part of TTM 52414 implementation.

The commercial center (Exhibit A) will consist of a variety of retail and service tenants including three anchor stores, and numerous "major" and "sub-major" stores. One anchor store will be located

on the northern commercial pad and two anchor stores will be located on the southern commercial pad. A full-service gas station with an accessory car wash will be located in the southwestern corner of the southern commercial pad. Two fast-food, drive-through restaurants will be provided – one on the northern commercial pad and one on the southern commercial pad. Other sit-down restaurants will be located on both commercial pads. An outdoor amphitheater will be located in the northwestern quadrant of the Golden Valley Road-Lost Canyon Road intersection, on the northern commercial pad. An outdoor plaza seating area will be provided on the southern commercial pad, in the center of the main commercial structure. Henry Mayo Hospital will operate a physical therapy facility at an out-building on the northern commercial pad.

#### *Architecture*

The building height for the proposed commercial center will be 35 varied and higher than 35' in some locations, thereby requiring a conditional use permit. The majority of the buildings do not exceed 35 feet in height, however, architectural projections, including tower elements for the major anchors, have been incorporated to provide visual relief for the roofline of the buildings. The highest point of the commercial center is 52 feet for the tower element provided for the home improvement store on the northern commercial pad. Other portions of the structures vary between 26 feet in height and 48 feet in height for the roofline and other architectural components of the project. The buildings include sloped roofs and towers elements that are intended to enhance the appearance of the structures, providing variation in the wall planes and massing of the buildings throughout the entire commercial center. All building elevations were designed with decorative architectural elements to ensure that all public views of the commercial center have aesthetic appeal.

#### *Parking*

The project requires one parking space for every 250 square feet of commercial and office area, one space for every 200 square feet of medical office area, one space for every 60 square feet of drive through restaurant area, and one space for every three fixed seats and one space for every 45 square feet of open public area, except restrooms, nonfixed seats and lounges for restaurant uses on the project site. The applicant, for purposes of calculating restaurant parking, has used one space for every 90 square feet of building area to ensure that parking will be available for the restaurant uses.

The southern site will have 351,551 square feet of commercial/office uses, a 3,500 square foot drive through restaurant, 8,603 square feet for restaurant uses and 2,400 square feet of outdoor eating area parked at one space for every 90 square feet, thereby requiring 1,587 parking spaces. The applicant is providing 1,738 parking spaces on the southern commercial site with a surplus of 151 spaces.

The northern site will have 237,605 square feet of commercial/office uses, 2,500 square feet of drive-through

restaurant area, two restaurants totaling 13,000 square feet and 2,000 square feet of medical office area, thereby requiring 1,147 parking spaces. The applicant is providing 1,147 parking spaces on the northern commercial pad. Therefore, a total of 2,885 parking spaces will be provided for the entire commercial center, which exceeds the Unified Development Code (UDC) requirements.

### *Signage*

The proposed sign program provides unified sign criteria for the entire shopping center. The program identifies anchor tenants with a building square footage that is 80,000 square feet or larger. The center has three anchor tenants. These tenants will be permitted a maximum front wall sign height of six feet for a single line of copy and eight feet for two lines of copy and a maximum rear wall sign height of six feet. Major tenants are identified as tenants having between 15,000 and 79,999 square feet of building area. The major tenants would be permitted a front wall sign with a maximum height of five feet. Sub-major tenants are identified as tenants having between 5,000 and 14,999 square feet of building area. These tenants would be permitted a maximum front wall sign height of four feet. Shop tenants are identified as tenants having less than 5,000 square feet of building area. These tenants are permitted front wall signs with a maximum height of two feet, six inches with a logo that may have a height of three feet. Pad tenants are freestanding tenants having between 5,000 and 14,999 square feet of building area. These tenants would be permitted a maximum wall sign height of four feet on building facades that face a street or parking area.

The sign program also incorporates six monument signs and one fueling station monument sign along Golden Valley Road to provide additional visibility for the commercial tenants. The monument signs will have a maximum height of eight feet and a maximum length of 15 feet. The actual sign face for the monument signs will be a maximum height of four feet, three inches and a maximum length of 12 feet, six inches for a total sign area of approximately 53 square feet. The gas station fueling sign will have a maximum height of six feet with a maximum length of 15 feet. The actual sign face for the fueling sign will be four feet, three inches and a maximum length of 12 feet, six inches for a total sign area of approximately 53 square feet. The signs, including the gas fueling sign, will be designed to match the architecture of the shopping center.

The sign program includes four freeway commercial signs, which require the approval of a conditional use permit. Three of the freeway commercial signs will identify the Golden Valley Ranch commercial site. These signs are designed to match the architecture of the commercial center and will not exceed the maximum height of 25 feet. The other sign is a reader board that would provide information regarding City business, the auto mall in Valencia and other information as approved by the City. This sign is designed to match the architecture of the commercial center and the other freeway commercial signs and will not exceed 25 feet in height.

CEQA Process / Environmental Impact Report

The Draft Environmental Impact Report for the Golden Valley Ranch project was circulated from August 9, 1999 to September 22, 1999. During the Planning Commission hearing process, a number of issues were identified regarding traffic and circulation, risk to upset/human health and safety, and geology. In addition, several alternatives (beyond those included in the Draft EIR) to the proposed project were developed and recommended for further environmental analysis. This warranted preparation and circulation of a Revised Draft EIR, which includes revisions to five sections of the original Draft EIR. The Revised Draft EIR was re-circulated for a 45-day review and comment period from November 27, 2000 to January 10, 2001.

The Draft EIR identified three environmental areas that would have significant impacts that could not be mitigated to a less-than-significant level. These are Air Quality (both construction and operations-related), Biology, and Aesthetics/Light and Glare. Eight environmental areas were identified where significant impacts would occur; however, mitigation measures were recommended to reduce impacts to less than significant levels. These are Hydrology, Noise, Land Use/Population, Traffic, Public Services, Public Utilities, Hazards, and Cultural Resources.

On July 5, 2000, the Planning Commission recommended certification of the Final EIR and adoption of a statement of overriding considerations, following circulation of the Revised Draft EIR prior to City Council's consideration of the project. On January 24, 2002, the City Council certified the Final EIR (SCH No. 97121037) for the Golden Valley Ranch Project and adopted the Mitigation Monitoring and Reporting Program.

An Addendum to the Environmental Impact Report was prepared in November 2003 to evaluate an approximate one percent increase in the allowable commercial square footage for the commercial component of the Golden Valley Ranch Project. The purpose of this Addendum was to evaluate the environmental consequences of the proposed change to the Golden Valley Ranch Project to determine whether the change would modify the nature and significance of the environmental impacts of this project, compared to those assessed in the Final Environmental Impact Report for the approved Golden Valley Ranch Project.

The EIR Addendum concluded that, given that the additional square footage will be limited to a mezzanine-level storage area for a department store anticipated as part of the original project approvals for the Golden Valley Ranch commercial center, the additional square footage will not generate new environmental impacts or exacerbate impacts identified in the Golden Valley Ranch Environmental Impact Report.

#### Scope of the Initial Study for GVR Commercial Center

The analysis and discussion contained within this Initial Study is focused on the vertical development, including building architecture and signage, and the proposed uses within the commercial center.

As previously stated, CEQA analysis was conducted for the Golden Valley Ranch Project, TTM 52414, which included entitlements for 610,930 square feet of commercial uses on 89.8 acres of commercially-zoned property and entitlements to allow for grading up to 16.5 million cubic yards of earth. Grading activity associated with prior entitlement approvals will result in the creation of two large superpads adjacent to SR 14, as shown on TTM 52414. In addition, an additional 7,829 square feet of commercial development was approved as a separate entitlement that increased the square footage permitted for TTM 52414 to 618,759 square feet. Conversion of a vacant, natural area to a man-made environment and the associated short-term and long-term environmental impacts will not be addressed as part of this Initial Study as they were identified, described and, where possible, mitigated in the Golden Valley Ranch Environmental Impact Report.

This Initial Study assumes that all grading and site preparation to include roadway construction and utility installation has occurred as part of TTM 52414. Therefore, the analysis focuses on those impacts that could occur during the construction of the commercial center and those that may result from its operation. This Initial Study, therefore, analyzes the physical change from a flat, commercial pad to an operating commercial facility.

This Initial Study documents and concludes that the Golden Valley Ranch commercial center will not require major revisions to the original EIR or Addendum, because there are no substantial changes proposed in the project, no substantial changes with respect to the circumstances to which the commercial center is undertaken and no new information of substantial importance meeting the test of CEQA Guidelines Section 15162(a)(3) has arisen. This Addendum constitutes an attachment to the Final EIR.

**Surrounding land uses:**

The commercial center site is located east and adjacent to SR 14, just south of the Fair Oaks Ranch community. Single-family residential neighborhoods are located to the west, across from SR 14. Natural, vacant land, which will be developed as part of the Golden Valley Ranch project, TTM 52414, is located east of the commercial center site. Specifically, the area to the east will be developed with 498 single-family homes, an elementary school, and a fire station. Major roadway infrastructure within the Golden Valley Ranch development will include the extension of Golden Valley Road east from SR 14, and the extension of Lost Canyon Road and Via Princessa from the north. The planned, future extension of Golden Valley Road and Lost Canyon Road will provide access to the commercial center site. The Disney Golden Oak Ranch, a filming facility, is located immediately south of the site along the north side of Placerita Canyon Road. A ridgeline separates the Golden Valley Ranch property from the Disney property to the south.

**Other public agencies whose approval is required:**

Los Angeles County Sanitation District, Los Angeles County Fire Department

Initial Study  
Master Case 03-347

**Exhibit A**

**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 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, as reflected in the application for the discretionary entitlements does not require the preparation of a subsequent EIR pursuant to CEQA Guidelines 15162.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature/ Title \_\_\_\_\_ Date 1/22/04  
Wendy Deats, Assistant Planner II

Signature/Title \_\_\_\_\_ Date 1/22/04  
Lisa Hardy, AICP, Senior Planner

**C. EVALUATION OF ENVIRONMENTAL IMPACTS:**

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS - Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE 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 type="checkbox"/>

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

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Oak trees?	<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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**V. CULTURAL RESOURCES - Would the project:**

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"/>
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 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Earth movement (cut and/or fill) of 10,000 cubic yards or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Development and/or grading on a slope greater than 10% natural grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) The destruction, covering or modification of any unique geologic or physical feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VIII. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
l) Other modification of a wash, channel creek or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact Stormwater Management in any of the following ways:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Potential impact of project construction and project post-construction activity on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. LAND USE AND PLANNING - Would the project:</b>				
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. MINERAL AND ENERGY RESOURCES - Would the project:</b>				
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"/>
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"/>
d) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 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 with Mitigation	Less Than Significant Impact	No Impact
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**XII. 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)? | [ ] | [ ] | [ ] | [X] |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?                                                     | [ ] | [ ] | [ ] | [X] |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | [ ] | [ ] | [ ] | [X] |

**XIII. 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?                                                                                                                                                                                                                                                                                                                                                                             | [ ] | [ ] | [ ] | [X] |
| ii) Police protection?                                                                                                                                                                                                                                                                                                                                                                          | [ ] | [ ] | [ ] | [X] |
| iii) Schools?                                                                                                                                                                                                                                                                                                                                                                                   | [ ] | [ ] | [ ] | [X] |
| iv) Parks?                                                                                                                                                                                                                                                                                                                                                                                      | [ ] | [ ] | [ ] | [X] |

**XIV. 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? | [ ] | [ ] | [ ] | [X] |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                       | [ ] | [ ] | [ ] | [X] |

**XV. 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)? | [ ] | [ ] | [ ] | [X] |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. 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 its continued viability."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS:**

Section and Subsections	Evaluation of Impacts
<p><b>I. AESTHETICS</b></p>	<p>a. No new or substantially increased project-level impacts beyond those discussed in the Golden Valley Ranch Environmental Impact Report will occur with respect to scenic vistas. Implementation of the approved Golden Valley Ranch project, TTM 52414, which includes the development of 618,759 square feet of commercial uses on two superpads zoned Community Commercial (CC) adjacent to SR 14, will change the existing visual character of the site by converting natural, vacant land to a man-made urban environment. The aesthetic/visual impacts of this change were fully analyzed as part of the Golden Valley Ranch Environmental Impact Report.</p> <p>The construction and operation of a commercial shopping center is in character with the mixed-use, suburban character of the Canyon Country community. The design and architecture of the center will compliment adjacent residential uses to the north and west and the future Golden Valley Ranch residential community to the east.</p> <p>The proposed project is located in proximity to a state highway (State Route 14) and will be visible. As part of TTM 52414 implementation and the commercial center development, slopes between SR 14 and the commercial center will be landscaped with one tree for every 150 square feet and one shrub for every 100 square feet. The slopes to the north and west of the commercial center will also be annexed into and maintained by the City's Landscape Maintenance District (LMD). This will provide an attractive landscape buffer between SR 14 and the commercial development. Therefore, no new project-level impacts with regard to scenic vistas will result from the construction and operation of the commercial center.</p> <p>Three on-site freeway commercial signs and one off-site freeway commercial sign will be installed as part of the commercial center development along the SR 14 frontage. These signs will comply with the standards set forth in Section 17.19 of the Unified Development Code (UDC) and will be designed to match the architecture of the proposed commercial center. Therefore, no aesthetic-related impacts will result from the freeway commercial signage.</p> <p>b. No new or substantially increased project-level impacts will occur with respect to scenic resources including primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway. The approved Golden Valley Ranch project, which includes grading activity and infrastructure installation, was analyzed to ensure that these resources would be protected to the maximum extent practical. The future Golden Valley Road, which will serve the Golden Valley Ranch development, will be constructed immediately east of the commercial site and will require alteration of a primary ridgeline. The roadway will be constructed as part of TTM 52414 and was previously analyzed in the Golden Valley Ranch EIR. The subject site does not have any other scenic resources that would be affected by the construction of the 618,759 square-foot commercial center. Therefore, the construction and operation of the commercial center poses no additional impacts with respect to scenic resources.</p> <p>c. No new or substantially increased project-level impacts beyond those discussed in the Golden Valley Ranch EIR will occur with respect to the existing visual</p>

	<p>character or quality of the site and its surroundings. Architectural elements of the commercial center will exceed 35' in height, requiring a Conditional Use Permit. The building height varies from 26 feet to 52 feet in height. The additional height is utilized for architectural projections, such as tower elements to break up the roofline and the massing of the structures and to add visual interest and character to the overall development. City staff, with its architectural consultant, has conducted a review of these treatments and have found them to be complementary to the overall design and architectural theme of the center and consistent with the standards and recommendations listed in the City's Architectural Design Guidelines.</p> <p>The project will incorporate building architecture that complements the theme and character of the Canyon Country community. The architectural style, forms, and details will reflect the natural rustic Canyon Country character with a variety of colors, materials, and textures. The architecture incorporates deep overhangs, heavy wood beams, exposed timber rafter tails, timber trusses, and stone veneer that mimics dry stack stone. The project will also incorporate landscaping consisting of a mixture of evergreen and deciduous trees that will be used throughout the project site. The parking lot will include one shade tree for every four parking spaces. In addition, the trees will be a mixture of 24-inch, 36-inch and 48-inch box trees to provide natural enhancement and visual relief of the overall site. As part of TTM 52414 project implementation, the slopes along State Route 14 and the slopes adjacent to the existing Fair Oaks Ranch housing development will be landscaped in accordance with the City's Unified Development Code (UDC) and will be annexed into the City's Landscape Maintenance District. The landscaping along SR 14 will enhance the appearance of the site, and views of the site by passing motorists. Furthermore, landscaped slopes facing the existing Fair Oaks Ranch housing development will provide an aesthetic buffer between the two land uses. Therefore, due to the commercial center design, which includes architectural and landscaping enhancements, the project does not pose any adverse impacts on the visual character of the site or its surroundings.</p> <p>d. The Golden Valley Ranch EIR and Addendum analyzed light and glare impacts associated with the development of TTM 52414 and considered the change from a vacant, natural area to a developed area which includes roadways and commercial, residential and institutional land uses. As stated in the Golden Valley Ranch EIR, operation of the commercial center will introduce new sources of light and glare, but its impact is considered less than significant with the application of mitigation measures. No new or substantially increased impacts related to light and glare, beyond those already identified in the Golden Valley Ranch EIR, will result from the construction and operation of the commercial center. In addition, the commercial center will be constructed in a manner that is consistent with the requirements within the Unified Development Code (UDC) Section 17.15.040.B.5 which states that "all light sources shall be directed downward and shielded from streets or adjoining properties." A photometric study was prepared by the project applicant. Upon reviewing the study, staff determined that commercial center lighting will not spill over onto adjacent properties and, therefore, conforms with the UDC. In addition, as part of TTM 52414 implementation, Golden Valley Road and Lost Canyon Road will be constructed to serve the project site. All lighting will be installed in accordance with City standards for roadways.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the construction and operation with respect to aesthetics. All aesthetics-related mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and</p>
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	<p>Reporting Program that are applicable to the development of the commercial center will be incorporated as part of project implementation.</p>
<p><b>II. AGRICULTURE RESOURCES</b></p>	<p>a. No agriculture-related impacts will result from the development of the commercial center. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted to a non-agricultural use because no farmland exists on-site, nor in proximity to the proposed commercial development. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>b. The General Plan designation and the zoning of the project site is Community Commercial and the proposed commercial center is consistent with uses permitted within this land use designation and zone. No conflict to the Williamson Act contract will occur because no portion of the site is within an agricultural zone. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>c. The project will not cause any changes in the existing environment that would result in the conversion of farmland to non-agricultural use because the site is not located in or adjacent to any agricultural land. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>No impacts will occur with respect to agricultural resources.</p>
<p><b>III. AIR QUALITY</b></p>	<p>a. No new or substantially increased project-level impacts beyond the impacts discussed in the Golden Valley Ranch EIR will occur with respect to air quality. The proposed project will not conflict with or obstruct applicable air quality plans beyond what was identified in the Golden Valley Ranch EIR. Construction activity associated with the development of the commercial center will result in fugitive dust due to the use of heavy-duty construction equipment. The impacts are unavoidable, however they are temporary in nature and will cease upon completion of the project. The Golden Valley Ranch EIR addressed this issue of emissions during grading and construction and a Statement of Overriding Considerations for air quality impacts was adopted as part of project approval in January 2002. The operation of the commercial center, which consists of a variety of retail and service uses, will not significantly contribute to air quality impacts. Therefore, no additional impacts will result other than those listed and mitigated in the Golden Valley Ranch EIR.</p> <p>b. The project site is located within the South Coast Air Quality Management District, the boundaries of which consist of 6,600 square miles throughout Los Angeles, San Bernardino and Riverside counties. The project site is located within the eastern portion of the City of Santa Clarita and is therefore, within this district which is considered a non-attainment basin. The project will require construction activities that may temporarily increase pollution within this air quality district. However, the construction activities, which were identified and analyzed in the Golden Valley Ranch EIR, are short-term in nature and will cease upon completion of the construction. The Golden Valley Ranch EIR evaluated these impacts and mitigation measures were incorporated to reduce the level of impact. All applicable mitigation measures from the Golden Valley Ranch Mitigation Monitoring and Reporting Program will be implemented as part of project implementation.</p> <p>c. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an</p>

	<p>applicable federal or state ambient air quality standard because the project consists of commercial uses that will not generate any additional pollutants. Furthermore, air quality was analyzed in the Golden Valley Ranch EIR and all applicable mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program will be incorporated.</p> <p>d. The project site is located in proximity to single-family residential neighborhood to the north, which is considered a sensitive receptor, however the proposed uses are commercial in nature and operation of the commercial facility will not generate any air quality pollutants that will negatively impact the neighboring residential area. Therefore, no operations-related air quality impacts will result from the commercial center.</p> <p>e. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center beyond those already analyzed and mitigated, where feasible, in the Golden Valley Ranch Environmental Impact Report. Construction activities for the commercial center development will involve the use of a variety of gasoline or diesel-powered equipment that will emit exhaust fumes; however, all short-term air quality impacts associated with site preparation and construction activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report. Construction of the commercial center is not anticipated to create construction-related air quality impacts beyond those already addressed in the Golden Valley Ranch EIR. All construction-related air quality mitigation measures prescribed in the Golden Valley Ranch EIR will apply to the construction of the commercial center.</p> <p>Operation of the commercial center is not anticipated to generate objectionable odors. The uses proposed within the commercial development are typical commercial uses found within many land uses, including residential, and operate in harmony with those uses. Restaurant uses may generate some food related odors immediately adjacent to the facility; however, these odors are not anticipated to be adverse, objectionable, or affect a large number of people. In addition, the odors will be intermittent and will dissipate rapidly. Therefore, no impacts will result from the proposed commercial center with regard to operational odors.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to air quality. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
<p><b>IV. BIOLOGICAL RESOURCES</b></p>	<p>a. All biological impacts related to development of the approved Golden Valley Ranch Project were analyzed as part of the Golden Valley Ranch Environmental Impact Report. The area proposed for the commercial center will be graded for two superpads as part of the implementation of the approved TTM 52414. No new project-level impacts will occur with the construction and operation of the commercial center.</p> <p>b. All biological impacts related to development of the approved Golden Valley Ranch Project were analyzed as part of the Golden Valley Ranch Environmental Impact Report. The area proposed for the commercial center will be graded for two superpads as part of the implementation of the approved TTM 52414. No new project-level impacts will occur with the construction</p>

	<p>and operation of the commercial center.</p> <p>c. All biological impacts related to development of the approved Golden Valley Ranch Project were analyzed as part of the Golden Valley Ranch Environmental Impact Report. The area proposed for the commercial center will be graded for two superpads as part of the implementation of the approved TTM 52414. No new project-level impacts will occur with the construction and operation of the commercial center.</p> <p>d. All biological impacts related to development of the approved Golden Valley Ranch Project were analyzed as part of the Golden Valley Ranch Environmental Impact Report. The area proposed for the commercial center will be graded for two superpads as part of the implementation of the approved TTM 52414. No new project-level impacts will occur with the construction and operation of the commercial center.</p> <p>e. All biological impacts, including oak tree impacts, related to development of the approved Golden Valley Ranch Project were analyzed as part of the Golden Valley Ranch Environmental Impact Report. The area proposed for the commercial center will be graded for two superpads as part of the implementation of the approved TTM 52414. No new project-level impacts will occur with the construction and operation of the commercial center.</p> <p>f. All biological impacts related to development of the approved Golden Valley Ranch Project were analyzed as part of the Golden Valley Ranch Environmental Impact Report. The area proposed for the commercial center will be graded for two superpads as part of the implementation of the approved TTM 52414. No new project-level impacts will occur with the construction and operation of the commercial center.</p> <p>g. The subject site is not located adjacent to, or within close proximity to a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map and therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>No new or substantially increased impacts related to biological resources beyond those analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the construction and operation of the commercial center. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the development of the commercial center will be incorporated as part of project implementation.</p>
<p><b>V. CULTURAL RESOURCES</b></p>	<p>a. No new or substantially increased project-level impacts beyond those discussed in the Golden Valley Ranch Environmental Impact Report will occur with respect to cultural resources. The project site is not listed in any register of historical resources, nor does the site contain any structures with distinctive characteristics of a region or period. As stated in the Golden Valley Ranch Environmental Impact Report, the site does not meet any criteria set forth in the California Environmental Quality Act (CEQA) to identify the site as a historical resource.</p> <p>b. The project site does not have archaeological significance as defined by the California Environmental Quality Act (CEQA) and no impacts are anticipated. Site preparation to include grading and excavation will occur as part of TTM 52414 implementation, prior to the construction of the commercial center.</p>

	<p>Therefore, no impacts will result from construction and operation of the commercial center. However, as stated in the Golden Valley Ranch Environmental Impact Report, should the excavation and disturbance of the site reveal that any archaeological significance exists, the work will be ceased and an archaeologist or other qualified expert will be retained to assess the findings and make recommendations for the project.</p> <p>c. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. As part of implementation of the Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including modification of a primary ridgeline. The site is not known to contain any unique paleontological resources, however should any resources be uncovered during site preparation as part of TTM 52414 implementation, work would cease and a qualified expert would review the findings and make a determination on how to proceed. Site preparation to include grading and excavation will occur prior to the construction of the commercial center. Therefore, no impacts will result from construction and operation of the commercial center.</p> <p>d. No new project-level impacts will result from the construction and operation of the commercial center. No disturbance of human remains, including those interred outside of formal cemeteries is anticipated. As stated in the Golden Valley Ranch Environmental Impact Report, should any remains be encountered during site preparation and construction, all work will be ceased and an assessment of the finds will be made. Site preparation, to include all earth movement and infrastructure and utility installation, will occur as part of the approved Golden Valley Ranch Project, TTM 52414.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to cultural resources. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the development of the commercial center will be incorporated as part of project implementation.</p>
<p><b>VI. GEOLOGY AND SOILS</b></p>	<p>a. No new or substantially increased project-level impacts related to geology and soils will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>b. No new or substantially increased project-level impacts related to geology and soils will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>c. No new or substantially increased project-level impacts will result from the</p>

	<p>construction and operation of the commercial center with respect to substantial wind or water soil erosion or the loss of topsoil, either on- or off-site. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures related to soil erosion were prescribed to reduce impacts to a less-than-significant level.</p> <p>d. No new or substantially increased project-level impacts related to geology and soils will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed. Therefore, no impacts will result from construction and operation of the commercial center.</p> <p>e. No new or substantially increased project-level impacts related to geology and soils will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>f. No new or substantially increased project-level impacts with regard to topography or ground surface relief features will result from the proposal to construct and operate the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>g. No new or substantially project-level impacts with respect to grading quantities will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>h. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414,</p>
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	<p>extensive site preparation will occur on slopes greater than 10 percent, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>i. No new or substantially increased project-level impacts will result from the proposed commercial development. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth, which will alter the appearance of the on-site hillsides. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>j. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. The project will not result in the destruction, covering or modification of any unique geologic or physical features because the commercial center will be constructed on two graded superpads intended for commercial uses. As part of TTM 52414 implementation, Golden Valley Road will be constructed and will require grading a ridgeline. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to geology and soils. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
<p><b>VII. HAZARDS AND HAZARDOUS MATERIALS</b></p>	<p>a. No impacts will result from the construction and operation of the commercial center with respect to the transport, use, or disposal of hazardous materials. The project site will consist of a variety of commercial uses including retail, restaurant and service uses. These types of uses do not typically include the use of hazardous materials for storage or operation. Should any future uses require the storage or use of hazardous materials, they will be subject to all applicable agency requirements. Specific users, such as a gas station or other similar uses, may need industrial waste permits to operate, however all permits will be obtained prior to the operation of any specific uses that have hazardous materials. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>b. The proposed commercial development will not create a significant hazard to the public or the environment by creating a reasonably foreseeable upset or accident because operation of the commercial center does not include any hazardous materials. Specific users, such as a gas station or other similar uses, may need industrial waste permits to operate, however all permits will be obtained prior to the operation of any specific uses that have hazardous</p>

	<p>materials. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <ul style="list-style-type: none"><li>c. The project site is not located adjacent, or in proximity to, an existing school. The nearest school is the Fair Oaks Ranch Elementary School located over 0.5 miles from the commercial center site. An elementary school is planned as part of the Golden Valley Ranch Project, TTM 52414, to be located at the intersection of Via Princessa and Golden Valley Road. However, the construction and operation of the commercial center will not result in the emission of hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances or waste.</li><li>d. The project site is not considered a hazardous materials site as identified by Government Code 65692.5. Therefore, no impacts will result from the construction and operation of the commercial center.</li><li>e. The project site is not located within two miles of any public airport or within an airport land use plan, therefore, no impacts will result from the construction and operation of the commercial center.</li><li>f. The project site is not located within the vicinity of a private airstrip, and would not result in a safety hazard for people residing or working in the project area. Therefore, no impacts will result from the construction and operation of the commercial center.</li><li>g. As part of TTM 52414 implementation, Golden Valley Road, Lost Canyon Road, and Via Princessa will be constructed. These roadways will serve as emergency evacuation routes from the Golden Valley Ranch area and other locations east of SR 14. In addition, any emergency vehicles or personnel will have access to these roadways to ensure adequate emergency response and to direct any required evacuation. Therefore, no impacts will result from the construction and operation of the commercial center with respect to an adopted emergency response plan or emergency evacuation plan.</li><li>h. The commercial center will be developed to meet all applicable building and fire codes. The site will be within a developed urbanized area bounded by a State highway to the west, existing residential to the north and future residential development to the east with adequate infrastructure, including roadways to serve the project site. In addition, a fire station will be constructed east of the commercial center along Golden Valley Road as part of project implementation for TTM 52414. Therefore, the proposed commercial uses will not expose people or structures to a significant risk of loss, injury or death due to wildland fires.</li><li>i. The project site is not in proximity to any transmission lines or gas, water and oil lines. Appropriate utility infrastructure will be installed as part of TTM 52414 implementation. Construction and operation of the commercial center will not expose people to existing sources of potential health hazards because all work will be completed in a manner to protect underground lines. Therefore, no impacts will result from the commercial center project.</li></ul> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to hazards and hazardous materials. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will</p>
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	<p>be incorporated as part of project implementation.</p>
<p><b>VIII. HYDROLOGY AND WATER QUALITY</b></p>	<p>a. No new or substantially increased project-level impacts beyond those discussed in the Golden Valley Ranch Environmental Impact Report will occur with respect to hydrology and water quality. The project consists of a mixture of commercial uses, including some automotive uses. The automotive uses may include a gas station, car wash and <b>minor repair facility</b> that will operate in conjunction with the gas station. The tenants will be individually required to obtain the necessary industrial waste and other environmental program permits. Operation in accordance with the required regulations and permits compels the determination that the uses will not violate any water quality standards or waste discharge requirements.</p> <p>b. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because all necessary water resources will be secured, and water infrastructure installed as part of TTM 52414. The Golden Valley Ranch Environmental Impact Report and Addendum addressed all hydrology-related impacts to result from the implementation of TTM 52414, which includes the development of 618,759 square feet of commercial uses on two commercial superpads adjacent to SR 14.</p> <p>c. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. The commercial center will be designed to drain in accordance with engineering standards so that the project will not substantially alter the existing drainage pattern of the site or area. A hydrology study will be reviewed by Los Angeles County Flood Control and will be approved prior to the issuance of any grading permits.</p> <p>d. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. The Golden Valley Ranch Environmental Impact Report identified all impacts related to stormwater runoff, drainage, downstream flooding, and stream channel erosion. Mitigation measures to reduce impacts to a less-than-significant level were prescribed as part of the Golden Valley Ranch EIR. Appropriate drainage infrastructure will be installed as part of TTM 52414 implementation, prior to construction of the commercial center.</p> <p>e. No new or substantially increased project-level impacts will result from the proposed commercial development. The Golden Valley Ranch Environmental Impact Report identified impacts related to stormwater runoff that could exceed the capacity of existing or planned stormwater drainage systems. However, mitigation measures to reduce impacts to a less-than-significant level were prescribed as part of the Golden Valley Ranch EIR. Appropriate drainage infrastructure will be installed as part of TTM 52414 implementation, prior to construction of the commercial center. Therefore, no additional impacts related to stormwater runoff will result from the construction and operation of the commercial center.</p> <p>f. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. The Golden Valley Ranch Environmental Impact Report identified all impacts related to water quality. Mitigation measures to reduce impacts to a less-than-significant level were prescribed as part of the Golden Valley Ranch EIR. Appropriate drainage infrastructure will be installed as part of TTM 52414 implementation,</p>

	<p>prior to construction of the commercial center.</p> <p>In addition, the commercial center project is a development planning priority project under the City's NPDES Municipal Stormwater Permit and an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post-construction best management practices (BMPs) into the design of the project must be prepared and approved prior to issuance of any grading or building permits. Furthermore, the project is greater than one acre and is subject to a General Construction Permit under the City's Municipal Stormwater Permit. A Notice of Intent and a Stormwater Pollution Prevention Plan will be submitted to the City prior to the issuance of any grading permits.</p> <p>g. The project does not include any housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>h. The project site is not located within a 100-year flood hazard area and therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>i. The project will not 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 because the site is not adjacent to, or in close proximity to any water bodies that may result in flooding.</p> <p>j. The project will not result in inundation by seiche, tsunami, or mudflow because the site is not located near any water bodies.</p> <p>k. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. As part of implementation of the approved Golden Valley Ranch Project, TTM 52414, extensive site preparation will occur, including the movement of 16.5 cubic yards of earth. All site preparation such as grading, excavation, utility installation, and roadway construction, will occur prior to the construction of the commercial center under a separate entitlement. These activities were analyzed as part of the Golden Valley Ranch Environmental Impact Report, and mitigation measures were prescribed.</p> <p>l. The proposed commercial development will not result in the modification of a wash, channel, creek or river because there are none adjacent to, or in close proximity to the project site.</p> <p>m. No new or substantially increased project-level impacts will result from the construction and operation of the commercial center. The commercial center project is subject to the NPDES requirements and an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post-construction best management practices (BMPs) into the design of the project must be prepared and approved prior to issuance of any grading or building permits.</p> <p>No new substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to hydrology and water quality. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
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<p><b>IX. LAND USE AND PLANNING</b></p>	<p>a. The construction and operation of the commercial center will not disrupt or physically divide an established community because the project site is located in a natural, vacant area that has not been developed yet. The proposed commercial center is one part of the approved Golden Valley Ranch project, which includes the development of 498 single-family homes, an elementary school, a fire station site, and 618,759 square feet of commercial uses on two superpads adjacent to SR 14. Therefore, the development of commercial uses at the proposed location was evaluated within the Golden Valley Ranch EIR and is consistent with future land uses, the City’s General Plan and the Unified Development Code (UDC). Therefore, no land use-related impacts will result from the construction and operation of the commercial center.</p> <p>b. The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project because the proposal will be developed in conformance with all applicable City codes. As part of the Golden Valley Ranch project, a General Plan Amendment and Prezone was approved in January 2002 to allow for commercial uses on the proposed commercial center site. In addition, the project requires various entitlement applications including a minor use permit and a conditional use permit – these applications are discretionary in nature and evaluated on a case-by-case basis – in this case, the conditional use permit is required because of the increased height of excess 35’ and for the installation of three on-site commercial signs and one off-site freeway commercial sign. In addition, a minor use permit is required for two fast food drive-through restaurants and a car wash which will operate as an accessory use to the gas station. The minor use permit is also requested for the on-site consumption of alcohol at specific pads within the commercial center. The drive-through restaurants and the car wash are designed in accordance with City standards. Therefore, with the approval of the pending entitlements, no land use impacts will occur with the inclusion of these facilities within the commercial center.</p> <p>c. The construction and operation of the commercial center will not conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies because no plans have been adopted since the certification of the EIR. As part of the approved Golden Valley Ranch Project, the subject site was designated for commercial uses and allowed for 618,579 square feet of commercial uses. The conversion of natural, vacant land to an urbanized environment through grading activity and infrastructure installation will occur prior to commercial center construction as part of TTM 52414 implementation. Therefore, with the approval of the pending entitlements, no impacts will result from the construction and operation of the commercial center.</p> <p>No impacts will occur with respect to land use and planning.</p>
<p><b>X. MINERAL AND ENERGY RESOURCES</b></p>	<p>a. No project-level impacts will result from the construction and operation of the commercial center. As determined in the Golden Valley Ranch Environmental Impact Report, the development of the Golden Valley Ranch project, TTM 52414, will not 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 because the development will not use any mineral resources as defined or identified in the City’s General Plan.</p> <p>b. No project-level impacts will result from the construction and operation of the commercial center because the site is not located in proximity to any mineral sites.</p>

	<p>c. No project-level impacts will result from the construction and operation of the commercial center. The project will use materials to construct the commercial center, which may be considered nonrenewable resources. However, these materials will not be consumed in a wasteful and inefficient manner because they will be used for construction of a commercial center that will provide goods and services to the Santa Clarita Valley residents and businesses. In addition, the commercial center is expected to have a long operational life.</p> <p>No impacts will occur with respect to mineral resources.</p>
<p><b>XI. NOISE</b></p>	<p>a. No new or substantially increased project-level impacts beyond those identified in the Golden Valley Ranch Environmental Impact Report will occur with respect to noise. As determined in the Golden Valley Ranch EIR, noise-related impacts will occur from traffic traveling to and within the Golden Valley Ranch area. However, mitigation measures were prescribed as part of the Golden Valley Ranch EIR and all traffic-related impacts are less-than-significant. Operation of the commercial center will not result in noise-related impacts as commercial activities will occur within the on-site structures. In addition, the commercial center is located adjacent to a State highway and will be bounded by two General Plan roadways, which will separate the existing and future residential uses from the commercial site. Furthermore, the distance of the project site to the existing Fair Oaks Ranch residences, the landscaped slopes, and the required setbacks for the structures will provide an additional buffer for the residences to the north and east.</p> <p>b. The Golden Valley Ranch Environmental Impact Report analyzed short-term, construction-related impacts associated with development of TTM 52414 and determined that construction activity would temporarily generate high noise levels. Construction activities associated with the development of the commercial center will result in a temporary and periodic increase in ambient noise levels in the project vicinity, however, the Golden Valley Ranch EIR has accounted for these impacts and has prescribed mitigation measures that ensure all impacts are less-than-significant. No additional impacts related to groundborne noise and vibration will result from the construction and operation of the commercial center.</p> <p>c. No new or substantially increased project level impacts beyond those identified in the Golden Valley Ranch Environmental Impact Report will occur with respect to noise. The EIR and the Addendum analyzed the potential for any permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The commercial uses will occur predominantly within the structures and will not generate a significant amount of noise. In addition, although traffic generation will occur to the project site, the Golden Valley Ranch EIR evaluated and addressed all noise impacts related to the proposed project. Therefore, no new impacts will result from the operation of the commercial center.</p> <p>d. The Golden Valley Ranch Environmental Impact Report analyzed short-term, construction-related impacts associated with development of TTM 52414 and determined that construction activity would temporarily generate high noise levels on-site. Construction activities associated with the development of the commercial center will result in a temporary and periodic increase in ambient noise levels in the project vicinity, however, the Golden Valley Ranch EIR has accounted for these impacts and has prescribed mitigation measures that ensure all impacts are less-than-significant.</p>

	<p>e. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>f. The project site is not located within the vicinity of a private airstrip. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to noise. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the development of the commercial center will be incorporated as part of project implementation.</p>
<p><b>XII. POPULATION AND HOUSING</b></p>	<p>a. No new or substantially increased project-level impacts related to population and housing will result from the construction and operation of the commercial center. The Golden Valley Ranch EIR and Addendum evaluated the population and housing impacts associated with TTM 52414, which includes the construction of 498 single-family homes and the development of 618,759 square feet of commercial uses, among other uses. The commercial center will not induce substantial population growth in the area, either directly or indirectly, beyond what was already identified in the Golden Valley Ranch EIR for TTM 52414. The EIR analyzed the change in population and land use character resulting from the development of TTM 52414 which includes the development of 618,759 square feet of commercial uses along SR 14.</p> <p>b. The project will not displace any existing housing necessitating the construction of replacement housing elsewhere because no housing exists on the project site. In addition, the project site is zoned Community Commercial and is intended for the development of 618,759 square feet of commercial uses as part of TTM 52414 approval. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>c. The project will not displace any people, necessitating the construction of replacement housing elsewhere between no housing exists or is proposed with this project in the immediate vicinity. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>No impacts will occur with respect to population and housing.</p>
<p><b>XIII. PUBLIC SERVICES</b></p>	<p>a. No new or substantially increased project-level impacts beyond the impacts discussed in the Golden Valley Ranch EIR will occur with respect to public services. The Golden Valley Ranch EIR and Addendum evaluated the public services needed to support the Golden Valley Ranch Project, TTM 52414, which includes the development of 618,759 square feet of commercial uses. The Golden Valley Ranch Environmental Impact Report evaluated the need for sheriff, fire, schools and parks. As part of TTM 52414 implementation, a new elementary school and a new fire station will be built within the Golden Valley Ranch development. In addition, 920 acres of natural open space will be dedicated to the City and preserved in perpetuity for passive recreational purposes. The commercial center, in and of itself, will not generate a demand for additional public services above and beyond that already identified and addressed as part of the approved Golden Valley Ranch project, TTM 52414. All necessary services for public safety will be provided for the commercial</p>

	<p>center.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to public services. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
<p><b>XIV. RECREATION</b></p>	<p>a. The construction and operation of the commercial center will not generate any additional demand for existing neighborhood and regional parks or other recreational facilities. The Golden Valley Ranch EIR and Addendum evaluated all recreation-related impacts resulting from the Golden Valley Ranch Project, which includes the development of 618,759 square feet of commercial uses. As determined in the Golden Valley Ranch EIR, additional demand for recreational resources would be generated by the residential population, not the commercial development. All recreation-related impacts were mitigated to less-than-significant level within the EIR. Therefore, no new impacts related to recreation will result from the construction and operation of the commercial center.</p> <p>b. The proposed commercial center will not include recreational facilities or require the construction or expansion of recreational facilities. The Golden Valley Ranch EIR and Addendum evaluated all recreation-related impacts resulting from the Golden Valley Ranch Project, which includes the development of 618,759 square feet of commercial uses. No impacts related to recreation will result from the construction and operation of the commercial center.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to recreation. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
<p><b>XV. TRANSPORTATION / TRAFFIC</b></p>	<p>a. No new or substantially increased project-level impacts beyond the impacts discussed in the Golden Valley Ranch EIR will occur with respect to transportation and traffic. The Golden Valley Ranch EIR and Addendum analyzed the traffic and circulation impacts of 618,759 square feet of commercial uses on two superpads adjacent to SR 14 with access from Golden Valley Road and Lost Canyon Road. Both Golden Valley Road and Lost Canyon Road will be constructed as part of TTM 52414 implementation, prior to construction of the commercial center. The construction of these roadways to serve the commercial center was analyzed in the Golden Valley Ranch EIR. These roadways will be constructed to General Plan standards and will provide adequate access for the entire commercial development. The development of the commercial center will not cause any impacts to the volume or capacity these roadways are planned to accommodate.</p> <p>b. The project site is located adjacent to State Route 14 and two future roadways which will be built to City standards. The project will not create any level of service that is not within the allowable standard permitted by the City. Furthermore, traffic and circulation were evaluated in the Golden Valley Ranch EIR and significant impacts were mitigated to a less-than-significant level with the inclusion of the mitigation measures. A variety of commercial</p>

	<p>uses, including retail, service, dining and medical uses were anticipated as part of approval for 618,759 square feet of commercial development on the two superpads adjacent to SR 14. Mitigations within the EIR required as part of TTM 52414 implementation, including roadway construction, will be incorporated. These roadways will be built to City standards and will accommodate the traffic generation and flow. No new impacts will result from the proposed construction and operation of the commercial center.</p> <p>c. The project will not result in a change in air traffic patterns because the site is not adjacent to, or in close proximity to any airports or flight patterns. Therefore, no impacts will result from the construction and operation of the commercial center.</p> <p>d. The commercial center project will not increase hazards due to any design feature because the roadways that will be constructed as part of TTM 52414 will be designed in accordance with City standards and will not result in a dangerous design feature. In addition, the on-site design of the commercial center parking lots do not contain any features that would create a hazard for motorists or pedestrians. The project consists of two drive-through restaurants which require the approval of a minor use permit. One drive-through restaurant will be located on pad “H” at the western corner of the southern commercial pad and will be accessed via the future Golden Valley Road and the other drive-through restaurant will be located on pad “B” on the northern commercial pad. The proposed fast food restaurant will have a stacking distance of a minimum of 200 feet, or a four-car stacking distance, which meets the requirements of the Unified Development Code. Therefore, no design-related hazards will result from the construction and operation of the commercial center.</p> <p>e. The project site will be fully accessible to emergency vehicles through Golden Valley Road and Lost Canyon Road. Furthermore, the site will be paved and meet minimum design standards for circulation which will allow emergency vehicles to easily navigate through the site. Therefore, no circulation-related impacts will result from the construction and operation of the commercial center.</p> <p>f. The project will not result in inadequate parking capacity because the site will have a variety of commercial uses that will be parked per the City’s Unified Development Code (UDC). The project requires one parking space for every 250 square feet of commercial and office area, one space for every 200 square feet of medical office area, one space for every 60 square feet of drive-through restaurant area, and one space for every three fixed seats and one space for every 45 square feet of open public area, except restrooms, nonfixed seats and lounges for restaurant uses on the project site. The applicant, for purposes of calculating restaurant parking, has used one space for every 90 square feet of building area to ensure that parking will be available for the restaurant uses.</p> <p>The southern site will have 351,551 square feet of commercial/office uses, a 3,500 square foot drive-through restaurant, 8,603 square feet for restaurant uses and 2,400 square feet of outdoor eating area parked at one space for every 90 square feet, thereby requiring 1,587 parking spaces. The applicant is providing 1,738 parking spaces on the south parcel for a surplus of 151 spaces. The northern site will have 237,605 square feet of commercial/office uses, 2,500 square feet of drive-through restaurant area, two restaurants totaling 13,000 square feet, and 2,000 square feet of medical office area, thereby requiring 1,147 parking spaces. The applicant is providing 1,147 parking</p>
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	<p>spaces on the northern commercial pad. Therefore, a total of 2,885 parking spaces will be provided for the commercial center, which exceeds the Unified Development Code (UDC) requirements. Therefore, no parking-related impacts will result from the construction and operation of the commercial center.</p> <p>g. The project will not have any impacts on adopted policies, plans or programs supporting alternative transportation because project implementation will consist of adequate transit facilities and other amenities such as bike racks to encourage alternative transportation to the site. As part of TTM 52414 project implementation, three bus stops will be located along Golden Valley Road providing access to the commercial development. In addition, the applicant has submitted a Transportation Demand Management Program that will be implemented by the individual tenants. A Class I bike lane will be constructed along Golden Valley Road as part of TTM 52414 implementation. Therefore, no adverse impacts to alternative transportation will result from the construction and operation of the commercial center.</p> <p>h. The project will not result in any hazards or barriers for pedestrians or bicyclists because the Golden Valley Ranch Commercial Center will be designed with numerous features, such as bus stops, bike racks and pedestrian-friendly paths to and through the project site, which will accommodate bicyclists and pedestrians. A Class I bike lane will be constructed on the south side of Golden Valley Road as part of TTM 52414 implementation and bike racks will be provided at the commercial center. In addition, the commercial center is designed with numerous pedestrian pathways to assist pedestrians in navigating through the parking lots and along the storefronts in a safe manner. The three bus stops to be installed along Golden Valley Road will also have pedestrian pathways leading from the bus stop through the parking areas to the commercial structures. Therefore, the construction and operation of the commercial center will not result in any hazards or barriers for pedestrians or bicyclists.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to transportation and traffic. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
<p><b>XVI. UTILITIES AND SERVICE SYSTEMS</b></p>	<p>a. No new or substantially increased project-level impacts beyond the impacts discussed in the Golden Valley Ranch EIR will occur with respect to utilities and service systems. The Golden Valley Ranch EIR and the Addendum evaluated the wastewater systems to support 618,759 square feet of commercial uses and the project site will be annexed into the Los Angeles County Sanitation District No. 26. In addition, the project will not exceed wastewater treatment requirements because the applicant will obtain all required permits and operate in compliance with all Regional Water Quality Control Board approvals.</p> <p>b. No new or substantially increased project-level impacts with regard to new water lines will result from the proposal to construct and operate the commercial center. As part of TTM 52414 implementation, new water lines from the Soledad Canyon Trunk Sewer will be constructed to serve the entire Golden Valley Ranch development approved in January 2002. This expansion was identified and analyzed within the Golden Valley Ranch EIR and the</p>

	<p>construction will not cause significant environmental effects. As determined in the Golden Valley Ranch EIR, implementation of TTM 52414 will not result in the need to expand existing treatment facilities for water and wastewater.</p> <p>c. No new or substantially increased project-level impacts with regard to storm water drainage facilities or expansion of existing facilities will result from the proposal to construct and operate the commercial center. As part of TTM 52414 implementation, new storm water drainage infrastructure will be constructed to serve the entire Golden Valley Ranch development approved in January 2002. The provision of additional drainage facilities was identified and analyzed within the Golden Valley Ranch EIR and the construction will not cause significant environmental effects. Installation of appropriate storm water drainage infrastructure along slopes and roadways bordering the commercial center superpads will occur prior to construction of the commercial center. The commercial center, itself, will also have drainage mechanisms installed to capture stormwater and direct it to the appropriate channels.</p> <p>d. No new or substantially increased project-level impacts with regard to available water supply will result from the proposal to construct and operate the commercial center. The Golden Valley Ranch EIR and Addendum evaluated available water supply to support the entire Golden Valley Ranch development, which includes 618,759 square feet of commercial uses. The construction and operation of the commercial center will not require water entitlements or resources beyond those already secured for the approved Golden Valley Ranch project, TTM 52414.</p> <p>e. The project will be served by the Los Angeles County Sanitation District No. 26 which has adequate capacity exists to serve the project's projected demand in addition to the provider's existing commitments. The Golden Valley Ranch EIR and Addendum evaluated available wastewater treatment capacity to support the entire Golden Valley Ranch development, which includes 618,759 square feet of commercial uses. The construction and operation of the commercial center will not create a demand for wastewater treatment beyond that already identified and committed for the approved Golden Valley Ranch project, TTM 52414.</p> <p>f. No new or substantially increased project-level impacts with regard to solid waste and available landfill capacity will result from the proposal to construct and operate the commercial center. The Golden Valley Ranch EIR and Addendum evaluated the solid waste disposal needs of the entire Golden Valley Ranch development, which includes 618,759 square feet of commercial uses. The construction and operation of the commercial center will not create a demand for solid waste disposal beyond that already identified and committed for the approved Golden Valley Ranch project, TTM 52414.</p> <p>g. The project will comply with federal, state, and local statutes and regulations related to solid waste.</p> <p>No new or substantially increased impacts beyond the impacts analyzed in the Golden Valley Ranch Environmental Impact Report will occur with the proposed project with respect to utilities and service systems. All mitigation measures listed in the Golden Valley Ranch Mitigation Monitoring and Reporting Program that are applicable to the construction and operation of the commercial center will be incorporated as part of project implementation.</p>
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Initial Study  
Master Case 03-347

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