

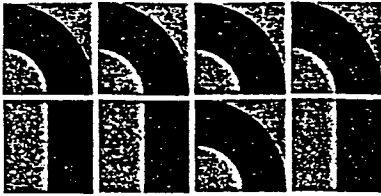
**APPENDIX A**

**NOTICE OF PREPARATION/INITIAL STUDY CHECKLIST**



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Michael Brandman Associates

Environmental Compliance ■ Planning ■ Resources Management

June 29, 1990

**SUBJECT: Notice of Preparation of Draft Environmental Impact Report**

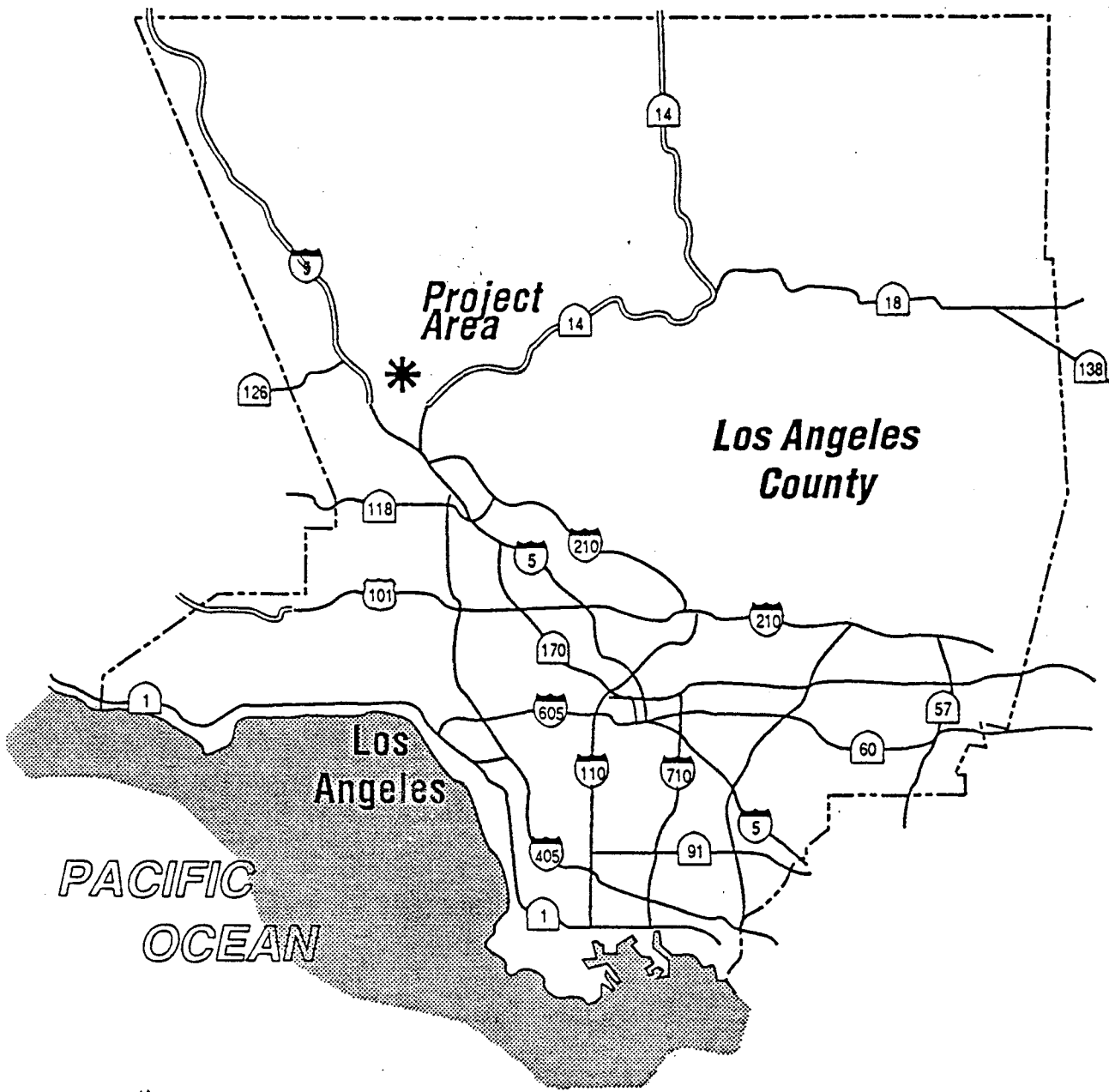
To Whom It May Concern:

The City of Santa Clarita, acting as Lead Agency, and Michael Brandman Associates (MBA), acting as project consultants, will prepare an Environmental Impact Report for the City of Santa Clarita General Plan. We have determined that this project lies in an area of interest to yourself and/or the organization you represent. We would welcome all comments on the possible environmental impacts of the proposed General Plan and the environmental information your organization requires to fulfill its statutory responsibilities in connection with the proposed general plan.

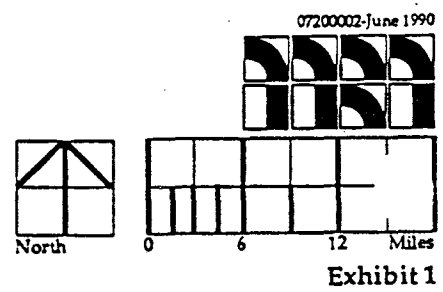
The City of Santa Clarita comprehensive general plan will include the seven elements mandated by California Government Code Section 64302 and six optional elements. Two of the mandatory elements, Open Space and Conservation, have been combined into one section. The City of Santa Clarita, in conjunction with the consulting team of Michael Brandman Associates, will address the following elements:

- Land Use
- Housing
- Economic Development
- Circulation
- Parks and Recreation
- Open Space and Conservation
- Air Quality
- Public Safety
- Noise
- Community Design
- Public Services, Facilities, and Utilities
- Human Resources

Santa Clarita is located in north Los Angeles County, generally to the east of Interstate 5 and west of State Route 14 (see Exhibit 1). The municipal city limits currently contain approximately 39.7 square miles of land area. The General Plan will apply to the 106,839 acres within the City of Santa Clarita planning area, which includes the city itself and several communities in the surrounding unincorporated areas that are within the city's planning area.



*Regional Location  
Santa Clarita General Plan*



June 29, 1990  
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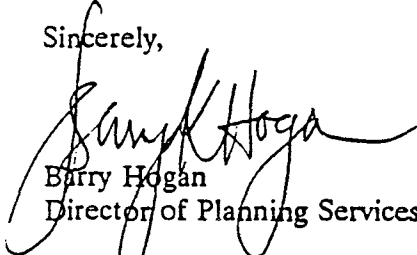
The potential environmental effects of the project have been identified on the attached copy of the Initial Study Checklist. A brief discussion of each issue area follows the checklist. According to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than August 2, 1990. All comments should be in writing.

Please send your responses to:

Lynn Harris, Director of Community Development  
City of Santa Clarita  
23920 Valencia Boulevard, Suite 300  
Santa Clarita, California 91355  
(805) 255-4330

Please include the name of a contact person who can discuss your organization's concerns.

Sincerely,



Barry Hogan  
Director of Planning Services

BH/ck  
Enclosure  
JN 720-0002

## ENVIRONMENTAL CHECKLIST FORM

### I. Background

1. Name of Proponent: City of Santa Clarita
2. Address and Phone Number of Proponent: 23920 Valencia Boulevard  
Suite 300  
Santa Clarita, California 91355  
(805) 255-4330
3. Date Checklist Submitted: June 29, 1990
4. Agency Requiring Checklist: City of Santa Clarita
5. Name of Proposal, if applicable: General Plan

### II. Environmental Impacts

(Explanations of all answers are provided on attached sheets.)

- | 1. Earth. Will the proposal result in:  | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| a. Unstable earth conditions or in changes in geologic substructures?   | —          | <u>x</u>     | —         |
| b. Disruptions, displacements, compaction or overcovering of the soil?  | <u>x</u>   | —            | —         |
| c. Change in topography or ground surface relief features?  | <u>x</u>   | —            | —         |
| d. The destruction, covering or modification of any unique geologic or physical features?   | —          | <u>x</u>     | —         |
| e. Any increase in wind or water erosion of soils, either on or off the site?   | —          | <u>x</u>     | —         |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | —          | <u>x</u>     | —         |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?   | <u>x</u>   | —            | —         |

2. Air. Will the proposal result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
a. Substantial air emissions or deterioration of ambient air quality?	<u>x</u>	---	---
b. The creation of objectionable odors?	---	---	<u>x</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	---	---	<u>x</u>
 3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	---	---	<u>x</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<u>x</u>	---	---
c. Alterations to the course of flow of flood waters?	<u>x</u>	---	---
d. Change in the amount of surface water in any water body?	---	<u>x</u>	---
e. Discharge into surface waters, or in any alterations of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	---	<u>x</u>	---
f. Alteration of the direction or rate of flow of ground waters?	---	<u>x</u>	---
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	---	<u>x</u>	---
h. Substantial reduction in the amount of water otherwise available for public water supplies?	---	<u>x</u>	---
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	---	<u>x</u>	---
 4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?	<u>x</u>	---	---

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemical or radiation) in the event of an accident or upset conditions?	—	<u>X</u>	—
b. Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	<u>X</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u>X</u>	—	—
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	<u>X</u>	—	—
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	<u>X</u>	—	—
b. Effects on existing parking facilities, or demand for new parking?	<u>X</u>	—	—
c. Substantial impact upon existing transportation systems?	<u>X</u>	—	—
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u>X</u>	—	—
e. Alterations to waterborne, rail or air traffic?	—	<u>X</u>	—
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	<u>X</u>	—
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:	<u>X</u>	—	—
a. Fire protection?	<u>X</u>	—	—
b. Police protection?	<u>X</u>	—	—
c. Schools?	<u>X</u>	—	—
d. Parks or other recreational facilities?	<u>X</u>	—	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Reduction of the number of any unique, rare or endangered species of plants?	—	<u>x</u>	—
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	<u>x</u>	—
d. Reduction in acreage of any agricultural crop?	—	—	<u>x</u>
<b>5. Animal Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	<u>x</u>	—	—
b. Reduction of the number of any unique, rare or endangered species of animals?	—	<u>x</u>	—
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	<u>x</u>	—
d. Deterioration to existing fish or wildlife habitat?	—	<u>x</u>	—
<b>6. Noise.</b> Will the proposal result in:			
a. Increases in existing noise levels?	<u>x</u>	—	—
b. Exposure of people to severe noise level?	—	<u>x</u>	—
<b>7. Light and Glare.</b> Will the proposal produce new light and glare?	<u>x</u>	—	—
<b>8. Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	<u>x</u>	—	—
<b>9. Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	<u>x</u>	—	—
b. Substantial depletion of any nonrenewable natural resource?	—	<u>x</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Maintenance of public facilities, including roads?	<u>x</u>	—	—
f. Other governmental services?	<u>x</u>	—	—
<b>15. Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	<u>x</u>	—	—
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	<u>x</u>	—	—
<b>16. Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities?			
a. Power or natural gas?	<u>x</u>	—	—
b. Communications system?	<u>x</u>	—	—
c. Water?	<u>x</u>	—	—
d. Sewer or septic tanks?	<u>x</u>	—	—
e. Storm water drainage?	<u>x</u>	—	—
f. Solid waste and disposal?	<u>x</u>	—	—
<b>17. Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	<u>x</u>
b. Exposure of people to potential health hazards?	—	<u>x</u>	—
<b>18. Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	<u>x</u>	—
<b>19. Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	<u>x</u>
<b>20. Cultural Resources.</b>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	—	<u>x</u>	—

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? | —          | <u>x</u>     | —         |
| c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?              | —          | <u>x</u>     | —         |
| d. Will the proposal restrict existing religious or sacred uses within the potential impact area?                                 | —          | —            | <u>x</u>  |

21. **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 rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | —        | <u>x</u> | — |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)   | —        | <u>x</u> | — |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)  | <u>x</u> | —        | — |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | —        | <u>x</u> | — |

### III. Discussion of Environmental Evaluation

#### 1. Earth

1b, 1c, 1g: Yes. Implementation of the land use element of the proposed General Plan will likely result in changes in topography or ground surface features in the planning area. Development may also cause disruption, compaction, or overcovering of the soil. Both small- and large-scale development could cause these changes. Building could occur near geologic hazard areas that could expose people or property to earthquakes, landslides, or other hazards.

1a, 1d, 1e, 1f: Maybe. Implementation of the General Plan could result in development of some areas that are subject to unstable earth conditions. Excavation and grading activities have the potential to modify unique physical features and increase wind or water erosion. If development occurs near the Santa Clara River or Castaic Lake, changes in siltation or erosion may occur due to changes in runoff patterns. Site-specific grading studies, soil reports, hydrology studies, and geology reports will be required prior to construction to determine potential impacts.

#### 2. Air

2a: Yes. The increase in development and population anticipated by the General Plan will result in substantial increases in air emissions and cause deterioration of ambient air quality.

2b, 2c: No. Development is not expected to create objectionable odors. Development will not be of sufficient size or intensity to alter the air movement, moisture, or temperature of the area.

#### 3. Water

3b, 3c: Yes. The development of previously undeveloped areas allowed under the proposed General Plan will likely cause changes in drainage patterns and surface runoff. Development may also alter the course of flood waters.

3d, 3e, 3f, 3g, 3h, 3i: Maybe. Changes in drainage and runoff that will occur with development could change the amount of surface water in streams or other water bodies that receive runoff. This runoff could also alter the water quality of the receiving water body. The expected growth in population could increase groundwater withdrawals and reduce the quantity of local groundwater supplies. If large amounts of groundwater are pumped, the direction and/or rate of flow of groundwater could be affected. Increases in private uses of groundwater could potentially reduce the amount of water otherwise available for public water supplies. Development that occurs adjacent to the Santa Clara River, its major tributaries, or the Castaic Lake Dam could expose people or property to potential water-related hazards, such as flooding.

3a: No. Development allowed by the proposed General Plan will not be of sufficient intensity or size to cause an alteration in the direction of water movements.

#### 4. Plant Life

4a: Yes. Implementation of the proposed General Plan will cause a reduction in the diversity or number of plant species found in the Santa Clarita planning area.

4b, 4c: Maybe. The proposed plan has the potential to reduce the number of unique, rare, or endangered species of plants, and could introduce new species of plants through ornamental landscaping or other habitat disturbances.

4d: No. The proposed plan will not induce any changes to existing agricultural lands.

#### **5. Animal Life**

5a: Yes. Implementation of the proposed General Plan could cause a reduction in the diversity or number of animal species found in the planning area.

5b, 5c, 5d: Maybe. Land use determinations in the proposed plan could result in a change in the diversity or number of animal species, some of which could be considered unique or endangered. Development could result in barriers to animal migration and/or cause the deterioration of existing fish or wildlife habitat.

#### **6. Noise**

6a: Yes. Noise increases will be generated by temporary construction and grading activities and the generation of traffic. These and other sources of noise will cause an increase in ambient noise levels in some parts of the planning area.

6b: Maybe. Severe noise levels may occur in some areas for short periods of time. Further noise studies will be needed to determine specific impacts.

#### **7. Light and Glare**

7a: Yes. New development allowed under the General Plan could result in new light and glare, depending on the building materials used and the direction and intensity of night lighting.

#### **8. Land Use**

8a: Yes. Land use determinations allowed by the General Plan could alter the existing land use patterns of portions of the planning area.

#### **9. Natural Resources**

9a: Yes. The growth in population and commercial uses anticipated in the General Plan will cause an increase in the rate of use of natural resources, as these activities will need building materials and energy.

9b: Maybe. Activities encouraged by the General Plan could result in substantial depletion of the local supply of one or more natural resources. Further study is required to determine specific impacts.

#### **10. Risk of Upset**

10a: Maybe. The nature of industrial and commercial activities allowed under the General Plan have the potential to cause a risk of explosion.

10b: No. The provisions of the proposed General Plan will serve to increase public safety and will therefore not interfere with emergency response or evacuation plans.

#### **11. Population**

11a: Yes. The proposed General Plan will allow residential, commercial, and industrial development which could result in a change in the density and growth rate of the local population.

## **12. Housing**

12a: Yes. The expected growth in population and employment allowed under the General Plan will create a demand for additional housing in the Santa Clarita Valley.

## **13. Transportation**

13a, 13b, 13c, 13d: Yes. Development induced by, or allowed under, the proposed General Plan will generate substantial additional vehicular traffic. This additional traffic will affect the demand for parking facilities and will impact local and subregional transportation systems.

13e, 13f: Maybe. The increased traffic anticipated in the planning area could increase traffic hazards to vehicles, bicyclists, or pedestrians. Existing and planned transportation systems for the area could alter patterns of rail or air traffic.

## **14. Public Services**

14a, 14b, 14c, 14d, 14e, 14f: Yes. The growth anticipated in the proposed General Plan will result in the need for additional fire and police protection, schools, parks and recreational facilities, and maintenance of roads and other facilities. The plan indicates the need for increases in many of these services to adequately serve the existing and projected population.

## **15. Energy**

15a, 15b: Yes. Development induced by or approved under the General Plan could require the use of substantial amounts of fuel or energy. Development could also substantially increase demand upon existing energy sources.

## **16. Utilities**

16a, 16b, 16c, 16d, 16e, 16f: Yes. The growth anticipated in the planning area will likely result in the need for modifications to existing public utilities or the construction of new facilities.

## **17. Human Health**

17b: Maybe. There is some potential for exposure of people to health hazards, depending upon the locations of sensitive land uses.

17a: No. The provisions of the General Plan will not create any health hazards or potential health hazards.

## **18. Aesthetics**

18a: Maybe. The Community Design Element of the proposed General Plan will define those scenic views to be protected. However, development could result in the obstruction of some views from some locations or the creation of aesthetically unpleasant views.

## **19. Recreation**

19a: No. Implementation of the Parks and Recreation Element of the proposed General Plan will result in an increase in recreational opportunities in the Santa Clarita planning area.

## **20. Cultural Resources**

20a, 20b, 20c: Maybe. The proposed General Plan could allow development in some previously undeveloped areas. Excavation and grading activities could uncover prehistoric or historic archaeological sites and possibly cause their alteration or destruction. Land use objectives could result in adverse impacts on prehistoric or historic structures. Physical changes caused by development have the potential to affect ethnic cultural values.

20d: No. There are no known existing religious or sacred uses within the planning area that will be impacted by the proposed General Plan.

## **21. Mandatory Findings of Significance**

21c: Yes. The environmental impacts caused by implementation of the proposed General Plan could be cumulatively considerable because of the number of impacts that could result throughout the planning area.

21a, 21b, 21d: Maybe. Despite controls on development, the land use changes that could occur with General Plan implementation have the potential to degrade the quality of the environment, adversely impact the habitat of plant or animal species, or alter or eliminate examples of California history or prehistory.

While the provisions of the General Plan are intended to integrate both short-term and long-term environmental goals, some degradation of the environment may occur due to city development over the life of the plan. For example, projected growth in the area will impact air quality and transportation, in addition to impacting natural resources. The plan's objectives are to protect against substantial environmental effects of anticipated development on the local population.

IV. 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 the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. \_\_\_\_\_

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.   x  

June 29, 1990

Date

\_\_\_\_\_  
Signature

For City of Santa Clarita