# 6.0 ALTERNATIVES TO THE PROPOSED PROJECT

In accordance with *CEQA Guidelines* Section 15126.6, the following section describes a range of reasonable alternatives to the Proposed Project, which could feasibly attain most of the basic objectives of the Proposed Project but would avoid or substantially lessen any of the significant effects of the Proposed Project. The evaluation considers the comparative merits of each alternative. Potential environmental impacts associated with four separate alternatives are compared to impacts from the Proposed Project. The alternatives include:

- No Project/No Development Alternative;
- No Density Bonus Alternative;
- Reduced Density Alternative;
- SEA/Oak Tree Avoidance Alternative

A comparison of the Proposed Project with the alternatives is provided in Table 6-1, *Comparison of Proposed Project and Alternatives*.

**Table 6-1. Comparison of Proposed Project and Alternatives**

| | Proposed Project | No Project/ No Development | No Density Bonus Alternative | Reduced Density Alternative | SEA/Oak Tree Avoidance Alternative |
|---|---|---|---|---|---|
| Single-Family Residential – Detached | 100 | N/A | 90 | 93 | 45 |
| Multi-Family Residential | 90 | N/A | 30 | 0 | 81 |
| ***Subtotal (dwelling units)*** | ***190*** | **N/A** | ***120*** | ***93*** | ***126*** |
| Active/Passive Parks (acres) | 8.25 | N/A | 1.75 | 1.75 | 0 |
| Undisturbed Open Space (acres) | 127.75 | N/A | 141 | 149 | 193 |
| Fire Station (acres) | 1.26 | N/A | 0 | 0 | 0 |
| Oak Tree Removals | 162 | N/A | 151 | 107 | 68 |
| Oak Tree Encroachments | 54 | N/A | 43 | 34 | 45 |
| Impacted Wetlands (acres) | 4.74 | N/A | 4.74 | 4.74 | 3.73 |
| Grading Envelope (acres) | 106.25 | N/A | 91 | 83 | 39 |
| Grading Volume (million cubic yards) | 3.8 | N/A | 3.8 | 3.0 | 1.0 |
| Required Quimby Dedication (acres) | 1.39 | N/A | 1.16 | 0.90 | 0.95 |

Throughout the following analysis, impacts of alternatives are examined for each of the impact issue areas examined in Section 5.0 of this EIR. In this manner, each alternative can be compared to the Proposed Project on an issue-by-issue basis. Table 6-2, *Comparison of Alternatives*, at the end of this section provides an overview of the alternatives analyzed and a comparison of each alternative's impact in relation to the Proposed Project.

Only those impacts found to be potentially significant are relevant in making the final determination of whether an alternative is environmentally superior or inferior to the Proposed Project. The Proposed Project would result in potentially significant impacts in eleven environmental issue areas:

- Hazards
- Noise
- Water Quality
- Air Quality
- Biota
- Archeological/Historical Resources
- Mineral Resources
- Visual Qualities
- Traffic/Access
- Public Services
  - Water/Wastewater
  - Fire Services
  - Sheriff Services
  - Parks and Recreation
  - Schools
  - Solid Waste
  - Electricity
  - Natural Gas
- Land Use

The selection of the "environmentally superior" alternative is presented at the conclusion of the alternative analysis, which is required by CEQA.

# 6.1 NO PROJECT/NO DEVELOPMENT

### DESCRIPTION OF ALTERNATIVE

The No Project/No Development Alternative assumes the Lyons Canyon Ranch project would not be implemented and other improvements would not be constructed. The existing project site would remain unaltered and in its current condition. No infrastructure improvements including water, wastewater, drainage, and circulation facilities identified in the Lyons Canyon Ranch project would be constructed.

### IMPACT COMPARISON TO THE PROPOSED PROJECT

#### Hazards

Under the No Project/No Development Alternative, impacts associated with hazardous materials, abandoned wells, debris piles, above ground storage tanks, power lines/transformers, the

concrete storage structure, undocumented pipes, water wells, pesticides, and offsite petroleum lines would not be remediated. Therefore, the reduction of hazardous materials related impacts to the public or the environment would not occur in a timely manner with this Alternative. The No Project/No Development Alternative would be considered environmentally inferior to the Proposed Project since the existing hazardous conditions identified on the subject site would not be remediated in the short term.

### Geology, Soils, and Seismicity

The No Project/No Development Alternative would not involve the construction of residential units in a seismically active region of southern California. Therefore, this alternative will not expose additional people and structures to potential adverse effects associated with seismic activity, adverse soils, or geologic conditions. This alternative would not involve construction activities, and thus potential soil erosion impacts would not occur. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

### Noise

Under the No Project/No Development Alternative, no new residences would be constructed within the project site. Nearby sensitive receptors would not be subjected to construction noise. New stationary and mobile noise sources would not occur and ambient noise levels would not increase. Therefore, the No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

### Hydrology and Water Quality

The No Project/No Development Alternative would not result in impacts to water quality since development of the Lyons Canyon Ranch project would not occur. The existing quality and quantity of storm water and urban runoff would not change, since the project site would not be developed. Therefore, the No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

### Air Quality

Demolition, grading, and construction activities associated with the Lyons Canyon Ranch project would not occur with this Alternative. Emissions associated with construction equipment, which have been concluded to exceed SCAQMD construction thresholds for CO, ROC, $NO_X$, and $PM_{10}$, would not occur. In addition, operational emissions would not exceed SCAQMD thresholds for CO, ROC, and $NO_X$. Therefore, implementation of the No Project/No Development Alternative would be consistent with the regional air quality plan and would not result in significant cumulative air quality impacts. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project since no construction or operational air quality impacts would occur.

### Biological Resources

The No Project/No Development Alternative would preserve the project site in its current condition, and therefore would not disturb existing plant and animal habitats or individual plants

and animals. Therefore, this Alternative would be considered environmentally superior to the Proposed Project.

### Archeological/Historical Resources

The No Project/No Development Alternative would not result in any grading or construction onsite. Potential impacts associated with the disturbance or destruction of undocumented archaeological, human remains, or paleontological resources would not occur since the site would remain in its natural state. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

### Aesthetics and Visual Resources

The No Project/No Development Alternative would maintain the project site in its natural condition. Therefore, scenic resources such as oak trees, unique topographic features, and rock outcroppings would not be affected. The No Project/No Development Alternative would not obstruct views of any onsite ridgelines with the development of residential uses. Therefore, the No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

Under the No Project/No Development Alternative no new light sources would be created. Therefore, the No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

### Traffic and Circulation

For the No Project/No Development Alternative, existing morning and evening peak hour operating conditions were evaluated. The results of the analysis indicate that all study intersections are operating at an acceptable Level of Service (LOS). This existing condition would continue with the No Project/No Development Alternative. Existing conditions may be affected by additional growth in the area since the study intersections are forecast to operate at a deficient LOS for forecast year 2015 without Project conditions. The projected increase in average daily traffic (ADT) that is expected to occur with implementation of the Lyons Canyon Ranch project (1,300 ADT) would not occur with this Alternative. Therefore, the No Project/No Development Alternative would be considered environmentally superior compared to the Proposed Project.

### Public Services and Utilities

*Water and Wastewater*

The No Project/No Development Alternative would not result in impacts to water and wastewater services since development of the Lyons Canyon Ranch project would not occur. The existing capability of water and wastewater services would not change, since the existing infrastructure serving the area would not be altered. Therefore, the No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

*Fire Services/Sheriff Services*

An increased demand for fire prevention/emergency services and law enforcement services would not occur under the No Project/No Development Alternative, as no new residential units would be constructed within the Lyons Canyon Ranch project area. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

*Parks and Recreation*

An increased demand for recreational uses would not occur with the No Project/No Development Alternative, as no new residences would be constructed. In addition, the existing recreational facilities would not incur any project-related impacts associated with normal residential usage since no new single- or multi-family residences would be established. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

*Schools*

Additional impacts on the Newhall School District and the William S. Hart School District would not occur with the No Project/No Development Alternative, as no new residential units would be constructed and thus no new school age children would be added to the Newhall or William S. Hart School Districts. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

*Solid Waste*

The project's potential to create both short-term and long-term solid waste disposal impacts would not occur with the No Project/No Development Alternative, as no new residences would be constructed within the Lyons Canyon Ranch project area. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

*Electricity*

The project's potential to create impacts on electrical services would not occur with the No Project/No Development Alternative, as no new service connections would be required within the Lyons Canyon Ranch site. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

*Natural Gas*

The project's potential to create impacts on natural gas services would not occur with the No Project/No Development Alternative, as no new service connections would be required within the Lyons Canyon Ranch site. The No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

**Land Use**

The No Project/No Development Alternative does not involve any annexation or development proposals that would affect land use plans or policies of the Santa Clarita Valley Area Plan or other local and regional agencies. The project site would retain its existing *Los Angeles County General Plan* land use and zoning designations for residential and agricultural use. This

alternative would not create any potential inconsistencies with County and SCAG land use policies, nor would it create any new land use compatibility conflicts. No land use impacts would result from implementation of the No Project/No Development Alternative. Therefore, the No Project/No Development Alternative would be considered environmentally superior to the Proposed Project.

# 6.2 NO DENSITY BONUS ALTERNATIVE

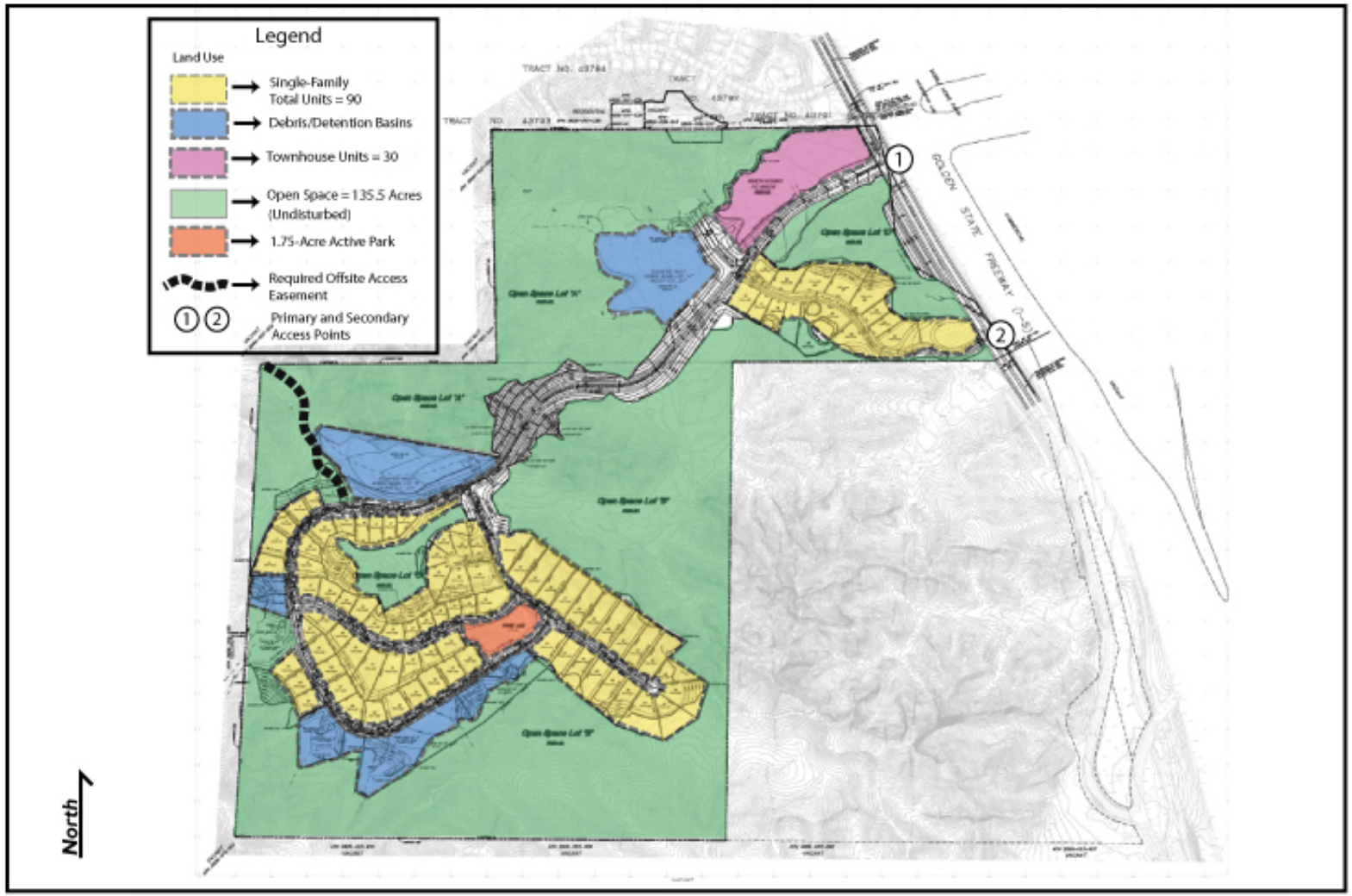
## DESCRIPTION OF ALTERNATIVE

The No Density Bonus Alternative would reduce the amount of residential units to 120 consisting of 90 detached single-family residential units and 30 multi-family residential units. Under the No Density Bonus Alternative, the senior housing development area and the fire station lot would be developed with 30 multi-family residential units. This development scenario would include 66 fewer residential units when compared to the proposed project. The backbone infrastructure, including roadways and water/sewer service pipelines, would be similar to the Proposed Project. No fire station site would be constructed under this alternative. Refer to Exhibit 6-1, *No Density Bonus Alternative*.

## IMPACT COMPARISON TO THE PROPOSED PROJECT

### Hazards

As with the Proposed Project, implementation of the No Density Bonus Alternative would require mitigation to reduce impacts where feasible. The No Density Bonus Alternative, as with the Proposed Project, would require mitigation regarding: hazardous materials, abandoned wells, debris piles, aboveground storage tanks, power lines/transformers, the concrete storage structure, undocumented pipes, water wells, pesticides, and offsite petroleum pipelines. Therefore, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the proposed.




**No Density Bonus Alternative (120 Units)**

Exhibit 6-1

### Geology, Soils, and Seismicity

Implementation of the No Density Bonus Alternative would not expose people and/or structures to subsurface fault rupture or seismic groundshaking since there are no known active or potentially active faults traverse project site. This alternative would involve development of residential units in a seismically active region of southern California, as would the Proposed Project. Therefore, seismic impacts are considered significant but the proposed mitigation measures would reduce impacts to a less-than-significant level. Impacts from ground failure, landslides/slope stability, soil erosion, and expansive soils would still be potentially significant and would require mitigation measures to reduce impacts to less-than-significant levels, similar to the Proposed Project.

This Alternative would result in grading of approximately 91 acres, which would require an estimated 3.5 million cubic yards of cut and fill. The relatively steep onsite topography combined with large areas of exposed soil would still potentially cause significant impacts related to soil erosion even after implementation of all proposed mitigation measures. Similar to the Proposed Project, these impacts would be significant and unavoidable. Significant soil erosion could potentially alter onsite natural drainages and slope areas, which would also be considered a significant impact. Therefore, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Hydrology and Water Quality

Due to the reduced density and reduced grading footprint under this Alternative, impacts to drainage, hydrology, floodplain, and water quality would be incrementally reduced compared to the Proposed Project. A reduction in drainage, hydrology, floodplain, and water quality related impacts can be attributed to a reduction in the total grading footprint, resulting in a reduction of erodible soil, debris flow potential, and overland flow/discharge volumes. The preservation of additional areas in their natural state will also promote increased stormwater infiltration. However, as with the Proposed Project, mitigation measures would be required to reduce all hydrology impacts to a less-than-significant level, where feasible. Therefore, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Noise

Development of this Alternative would result in a reduction of the length of the construction period due to the reduction of residential units, compared to the Proposed Project. However, even after implementation of mitigation measures, short-term construction noise impacts would remain significant and unavoidable due to the project's close proximity to existing residential units to the north. This Alternative would also generate, and cause people and wildlife to be exposed to similar mobile noise source levels compared to the Proposed Project due to the similar amount of vehicle traffic and a similar setback distance from the I-5 freeway. Mitigation measures would be required to reduce mobile noise impacts to less-than-significant levels. Stationary noise impacts would be less than significant similar to the Proposed Project. Therefore, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Air Quality

Short-term construction impacts would remain significant and unavoidable with this Alternative due to similarities in the amount of required earthwork and other construction related tasks associated with the construction of 130 residential units. Operational emissions would not exceed SCAQMD thresholds, as vehicle traffic and the number of household air emission sources would remain similar to the Proposed Project. CO impacts, which are directly related to congested roadway intersections and congested freeway segments, would remain less than significant. Since this Alternative would result in significant and unavoidable short-term air quality impacts, it would be inconsistent with the regional air quality management plan. This is considered a significant cumulative impact. Therefore, overall the No Density Bonus Alternative would be neither environmentally superior nor inferior to the Proposed Project.

### Biological Resources

The No Density Bonus Alternative would reduce physical site disturbance and grading by approximately 15 acres (from 106 acres to 91 acres) when compared to the Proposed Project. A six-acre reduction in grading/building footprint area was achieved by eliminating the 10 lots located along "F" Street in the Proposed Project. The number of impacted oak trees and impacted wetland areas would be incrementally reduced when compared to the Proposed Project. However, impacts related to oak trees (and Coast Live Oak woodlands), wetlands, and Significant Ecological Areas would remain significant and unavoidable even with implementation of applicable mitigation measures due to onsite grading in similar areas containing sensitive habitat. Overall, this Alternative would incrementally reduce biological resource impacts when compared to the Proposed Project, but this Alternative would not eliminate the significant and unavoidable impact. Therefore, the Reduced Density Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Archaeological/Historical Resources

As no historical and/or cultural resources were identified onsite, development of the No Density Bonus Alternative would result in less-than-significant impacts. As with the Proposed Project, there is the remote possibility that grading activities may expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to less-than-significant levels. Therefore, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project in this regard.

### Aesthetics and Visual Resources

The No Density Bonus Alternative would increase the amount of undisturbed open space from 127.8 acres to approximately 141 acres when compared to the Proposed Project. This reduction in the total development footprint was achieved by eliminating Lots 91-100 proposed in the northern portion of the site under the Proposed Project. The modification of onsite scenic resources during the preparation of acceptable building pads would significantly impact the visual character of the subject site, similar to the Proposed Project. Even after implementation of mitigation measures, such as landscaping and contour grading, impacts would still be considered significant and unavoidable. Overall, aesthetic and visual resource impacts would be

incrementally reduced when compared to those associated with the Proposed Project. Nevertheless, this reduction of impacts will not eliminate the significant and unavoidable impact. For this reason, the No Density Bonus Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Traffic and Circulation

Development of 100 single-family residential units and 30 townhouses would result in 1,197 ADTs, an incremental reduction of 64 ADTs when compared to the Proposed Project. Project related intersection impacts would remain less than significant, as with the Proposed Project. However, cumulative impacts including related and future development within the Santa Clarita Valley would still be potentially significant. Cumulative mitigation, similar to those required of the Proposed Project, would reduce cumulative impacts to less-than-significant levels. Impacts to the Los Angeles County Congestion Management Program and public transit system would also be incrementally reduced under this Alternative. Traffic related impacts associated with the No Density Bonus Alternative would be environmentally superior to the Proposed Project.

### Public Services and Utilities

Implementation of this Alternative would result in the following impacts to public services and utilities:

- A less-than-significant impact would occur as a result of the demand of 82.3 AFY of water;
- A less-than-significant impact would occur as a result of the creation of 26.21 AFY of wastewater;
- Mitigation measures would be required to ensure adequate fire flows to reduce impacts to less-than-significant levels;
- A less-than-significant impact would occur as a result of requiring 1.0 sheriff officer;
- Mitigation measures would be required to reduce the impact of the additional elementary school students to the Newhall School District, which is currently over capacity; however, impacts would be less than the Proposed Project;
- Mitigation measures would be required to reduce the impact of the additional junior high school students to the William S. Hart School District, which is currently over capacity; however, impacts would be less than the Proposed Project;
- Mitigation measures would be required to reduce the impact of an additional high school students to the William S. Hart School District, which will be over capacity; however, impacts would be less than Proposed Project;
- Mitigation measures would be required to reduce the impact from the demand for additional library space and materials;
- A less-than-significant impact would occur with development of 1.75 acres of parkland, which is 0.59 acres above the amount required under the Quimby Act;
- A significant impact would occur as a result of an additional 1,341 pounds per day of solid waste being generated by this project alternative;
- A less-than-significant impact would occur with the increased demand of 675.18 mega-watts (MWh) of electricity; and

- A less-than-significant impact would occur as a result of an increased demand of 720 k.c.f./month of natural gas.

**Land Use**

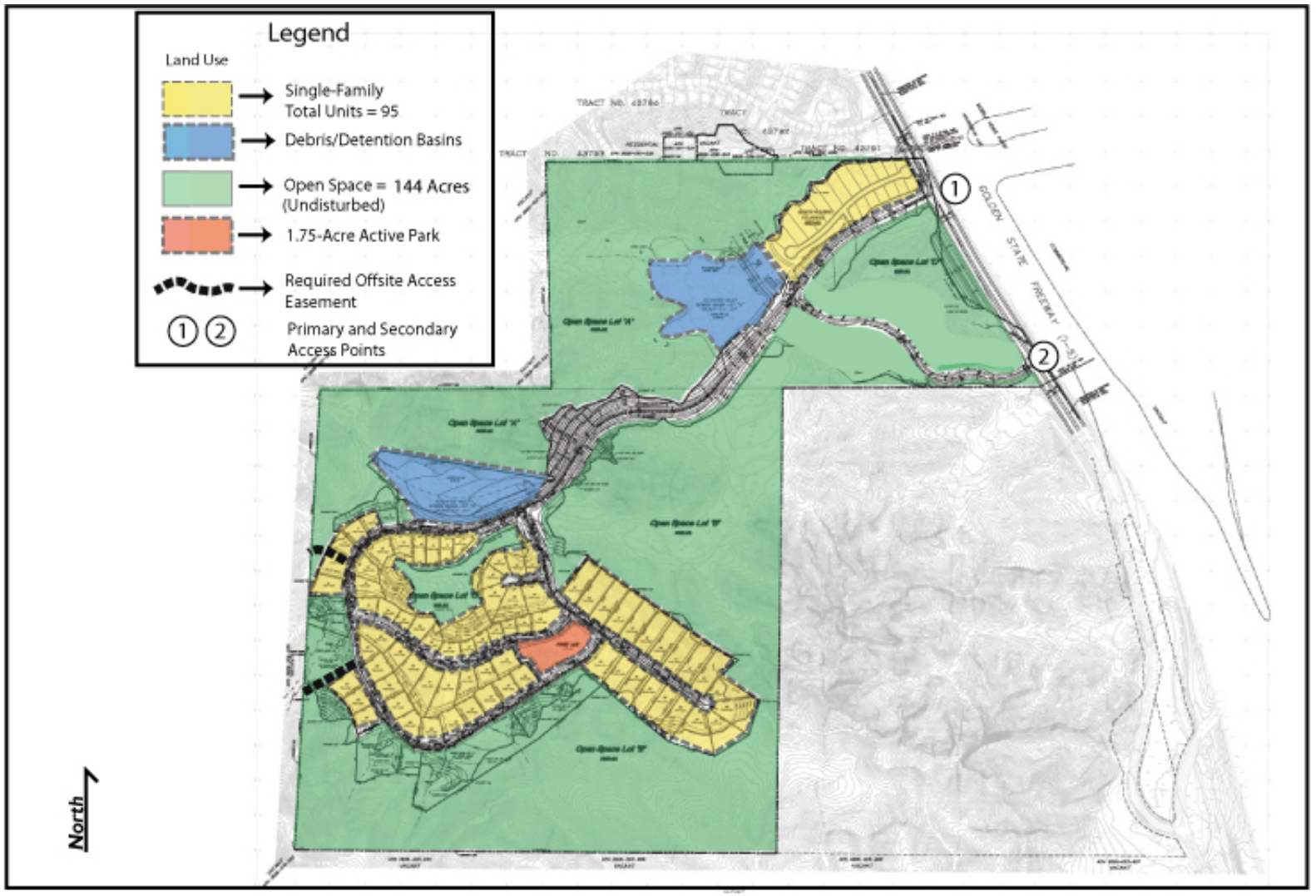
The No Density Bonus Alternative would result in development of the project site with a mix of land uses similar to that proposed for the Proposed Project, but would be reduced in terms of gross project density. This Alternative would be considered consistent with applicable goals and policies of the County's *Santa Clarita Valley Area Plan* and the County's *General Plan*, similar to the Proposed Project. However, as is also the case with the Proposed Project, the No Density Bonus Alternative would impact Significant Ecological Areas (SEAs). This is considered a potentially significant land use impact, requiring implementation of onsite mitigation. The No Density Bonus Alternative would also be consistent with the SCAG *Regional Comprehensive Plan and Guide* policies and *Compass Growth Visioning Program* strategies. Because of the potential inconsistencies with County policies related to the compatibility with SEAs, land use impacts associated with the No Density Bonus Alternative would be similar to the Proposed Project.

A reduction in the total number of proposed residential units would reduce total the total demand for water services, wastewater services, parks, schools, electricity, natural gas, and the utilization of mineral resources, resulting in less-than-significant impacts. While this Alternative would result in a net decrease in demand for public services and utilities when compared to the Proposed Project, mitigation measures would still be required to reduce impacts to fire protection services, schools, and library services. This Alternative would also result in significant and unavoidable impacts to solid waste, due to the finite resources associated with its disposal. Therefore, the No Density Bonus Avoidance Alternative would be considered environmentally superior to the Proposed Project in all areas mentioned above, and neither environmentally superior nor inferior to the Proposed Project in regards to solid waste.

# 6.3 REDUCED DENSITY ALTERNATIVE

## DESCRIPTION OF ALTERNATIVE

The Reduced Density Alternative would include the development of 73 single-family lots in the southeastern portion of the site and would eliminate the multi-family lot and the fire station lot. The multi-family lot and the fire station lot would be developed with 20 single-family residential units for a total of 93 residential units. In addition, all lots proposed along "E" and "F" Streets would be eliminated. Refer to Exhibit 6-2, *Reduced Density Alternative*.




**Reduced Density Alternative (93 Units)**

Exhibit 6-2

## IMPACT COMPARISON TO THE PROPOSED PROJECT

### Hazards

As with the Proposed Project, implementation of the Reduced Density Alternative would require mitigation to reduce significant impacts to less-than-significant levels, where feasible. These impacts include: hazardous materials, abandoned wells, debris piles, aboveground storage tanks, power lines/transformers, the concrete storage structure, undocumented pipes, water wells, pesticides, and offsite petroleum pipelines. Therefore, the Reduced Density Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Geology, Soils, and Seismicity

Implementation of the Reduced Density Alternative would not expose people and/or structures to subsurface fault rupture or seismic groundshaking as no known active or potentially active faults traverse the project site. This alternative would involve development of residential units in a seismically active region of southern California, as would the Proposed Project. Therefore, seismic impacts are considered significant but mitigation measures can reduce seismic impacts to a less-than-significant level. Given the reduction in total building footprint, this Alternative would reduce impacts related to landslides/slope stability, soil erosion, and expansive soils but would still require mitigation measures to reduce impacts to less-than-significant levels. This Alternative would result in grading of approximately 83 acres, which would require an estimated 3.0 million cubic yards grading. Impacts from soil erosion caused by onsite grading would still be considered significant and unavoidable, as with the Proposed Project. Therefore, the Reduced Density Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Hydrology and Water Quality

Due to the reduced density and reduced grading footprint under this Alternative, impacts to drainage, hydrology, floodplain, and water quality would be incrementally reduced compared to the Proposed Project. A reduction in drainage, hydrology, floodplain, and water quality related impacts can be attributed to a reduction in total grading footprint, resulting in a reduction of erodible soil, debris flow potential, and overland flow/discharge volumes. The preservation of additional areas in their natural state will also promote increased stormwater infiltration. However, as with the Proposed Project, mitigation measures would be required to reduce all hydrology impacts to a less-than-significant level, where feasible. Nevertheless, the substantial reduction in the grading footprint and the associated beneficial effects this would have on hydrology and water quality make the No Density Bonus Alternative environmentally superior to the Proposed Project.

### Noise

Development of the Reduced Density Alternative would result in a reduction of the length of the construction period due to the reduction of residential units when compared to the Proposed Project. However, mitigation measures would still not reduce construction noise impacts to less-than-significant levels due to the proximity of construction to the existing residential uses to the north. Although this Alternative would result in a reduction of mobile noise levels due to a

reduction in project related traffic, mitigation measures would be required to reduce mobile noise impacts to less than significant. This Alternative would reduce freeway noise impacts when compared to the Proposed Project because the lots with the most direct freeway noise exposure were removed. As with the Proposed Project, stationary noise impacts would be less than significant. Although this Alternative would result in reduced construction and mobile source noise impacts when compared to the Proposed Project, this Alternative would not eliminate the significant and unavoidable construction noise impact. Nevertheless, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project because it substantially reduces the number of lots subject to significant freeway noise levels.

### Air Quality

Short-term construction impacts would be reduced under this Alternative with development of 97 fewer residential units. However, air emissions would still exceed SCAQMD thresholds even after project mitigation and thus impacts would remain significant and unavoidable. Operational emissions would be reduced under this Alternative given the reduction in total vehicle trips and would remain less than significant. As with the Proposed Project, this Alternative would result in less-than-significant impacts in regards to CO impacts. Since this Alternative would result in short-term and long-term $O_3$ and $PM_{10}$ emissions, which for the South Coast Air Basin (SCAB) is considered nonattainment, it would be inconsistent with the regional air quality management plan and result in significant cumulative air quality impacts similar to the Proposed Project.

Overall, this Alternative would result in reduced air quality impacts when compared to the Proposed Project, but this Alternative does not eliminate the short-term significant and unavoidable construction impacts or the long-term $O_3$ and $PM_{10}$ emissions. Nevertheless, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project.

### Biological Resources

The Reduced Density would result in less physical site disturbance and grading compared to the Proposed Project. This Alternative would retain 149 acres of undisturbed open space (compared to 127.8 with the Proposed Project). Under this Alternative, the number of oak trees proposed for removal would be reduced from 179 to 107, the number of oak trees otherwise encroached upon would be reduced from 62 to 34, and impacted wetland areas would not change when compared with the Proposed Project. However, impacts related to wetlands and SEAs would still be considered significant and unavoidable even with implementation of applicable mitigation measures. Although impacts to biological resources would be reduced compared to the Proposed Project, this Alternative does not eliminate the significant and unavoidable impact caused by intrusion into a SEA. Nevertheless, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project.

### Archeological/Historical Resources

As with the Proposed Project, grading activities have the potential to expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to a less than significant level. Therefore, the

Existing Zoning Alternative Low/Medium Density would be considered neither environmentally superior nor inferior to the Proposed Project.

### Aesthetics and Visual Resources

The Reduced Density Alternative would result in the preservation of 149 acres of undisturbed open space (compared to 127.8 acres with the Proposed Project). In addition, this project alternative would also eliminate the grading of building pads along the secondary access road, which would significantly reduce the impact to scenic resources visible from The Old Road and I-5 freeway. Development of this Alternative would include development on only the northern and southwestern portion of the site and would eliminate development in the southeastern portion of the site. The short-term impacts associated with construction activities would also be reduced under this Alternative, as it would result in the grading of 83 acres compared to 97 acres under the Proposed Project. Under this alternative, the mitigation required as part of the Proposed Project would reduce impacts to aesthetic and visual resources to less-than-significant levels. Therefore, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project.

### Traffic/Access

Development of 93 single-family residential units would result in a total of 890 ADTs, a reduction of 371 ADTs compared to the Proposed Project. Impacts to the Los Angeles County Congestion Management Program and public transit system would also be reduced under this Alternative. Therefore, the Low Density Alternative would be considered environmentally superior to the Proposed Project.

### Public Services and Utilities

Implementation of this Alternative would result in the following impacts to public services and utilities:

- A less-than-significant impact would occur as a result of the demand of 71.9 AFY of water;
- A less-than-significant impact would occur as a result of the creation of 27 AFY of wastewater;
- Mitigation measures would be required to ensure adequate fire flow and reduce fire service impacts to less-than-significant levels;
- A less-than-significant impact on law enforcement services;
- Mitigation measures would be required to reduce the impact of the additional elementary school students to the Newhall School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of the additional junior high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of the additional high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures in the form of impact fees would be required to reduce the impact from the demand for additional square feet of library space and materials;
- A less-than-significant impact would occur with development of 1.75 acres of parkland, which is 0.85 acre above the amount required under the Quimby Act;

- A less than significant project impact would occur with the development of only 93 single-family residences. However, a significant cumulative impact would occur as a result of an additional 1,039 pounds per day of solid waste being generated under this Alternative;
- A less-than-significant impact would occur with the increased demand of 523 MWh of electricity; and
- A less-than-significant impact would occur as a result of an increased demand of 620 k.c.f./month of natural gas.

**Land Use**

Under the Reduced Density Alternative, 93 single-family residential units would be constructed. This Alternative project configuration would be consistent with applicable goals and policies of the *Los Angeles County General Plan* and the *Santa Clarita Valley Area Plan,* as well as applicable SCAG regional policies and strategies. This alternative would still require consideration of a Conditional Use Permit for hillside development and development within a SEA. An Oak Tree Permit would also be required to allow the removal of onsite oak trees. When compared to the Proposed Project, the amount of undisturbed open space would be increased from 127.8 acres to 149 acres and the number of oak tree removals would be reduced from 162 to 124 under this alternative. Therefore, the Reduced Density Alternative should be considered more consistent with the County's Hillside Development standards. Implementation of this alternative would result in fewer land use impacts as compared to the Proposed Project, based on the assumption that a lower density project with a reduction in onsite grading and oak tree impacts is generally found to be more consistent with existing Los Angeles County General Plan goals and policies, and County development standards. However, as is also the case with the Proposed Project, the Reduced Density Alternative would result in potential inconsistencies with the County's *General Plan* goals and policies, particularly those related to the compatibility with Significant Ecological Areas (SEAs).

Because of the potential inconsistencies with County policies related to the preservation of SEAs, land use impacts associated with the Reduced Density Alternative would be neither environmentally superior nor inferior to the Proposed Project.

The Reduced Density Alternative would result in a reduction in demand for sheriff services, water, wastewater services, parks, electricity, natural gas, solid waste and the utilization of mineral resources, resulting in less-than-significant impacts. While the Reduced Density Alternative would result in a decreased demand for public services and utilities when compared to the Proposed Project, mitigation measures would still be required to reduce impacts to fire protection services, schools, and library services. As with the Proposed Project, the Reduced Density Alternative would result in significant and unavoidable cumulative impacts to solid waste, due to the finite resources associated with its disposal. Therefore, the Reduced Density Alternative would be considered environmentally superior to the Proposed Project in all areas mentioned above.

# 6.4 SEA/OAK TREE AVOIDANCE ALTERANTIVE

## DESCRIPTION OF ALTERNATIVE

The SEA/Oak Tree Avoidance Alternative would include the development of 126 residential units clustered in the northeast portion of the project site. These residential units would include a mix of multi-family and single-family residences. The fire station lot is eliminated as part of this alternative, due to the smaller development area. Refer to Exhibit 6-3, *County SEA/Oak Tree Avoidance Alternative*.

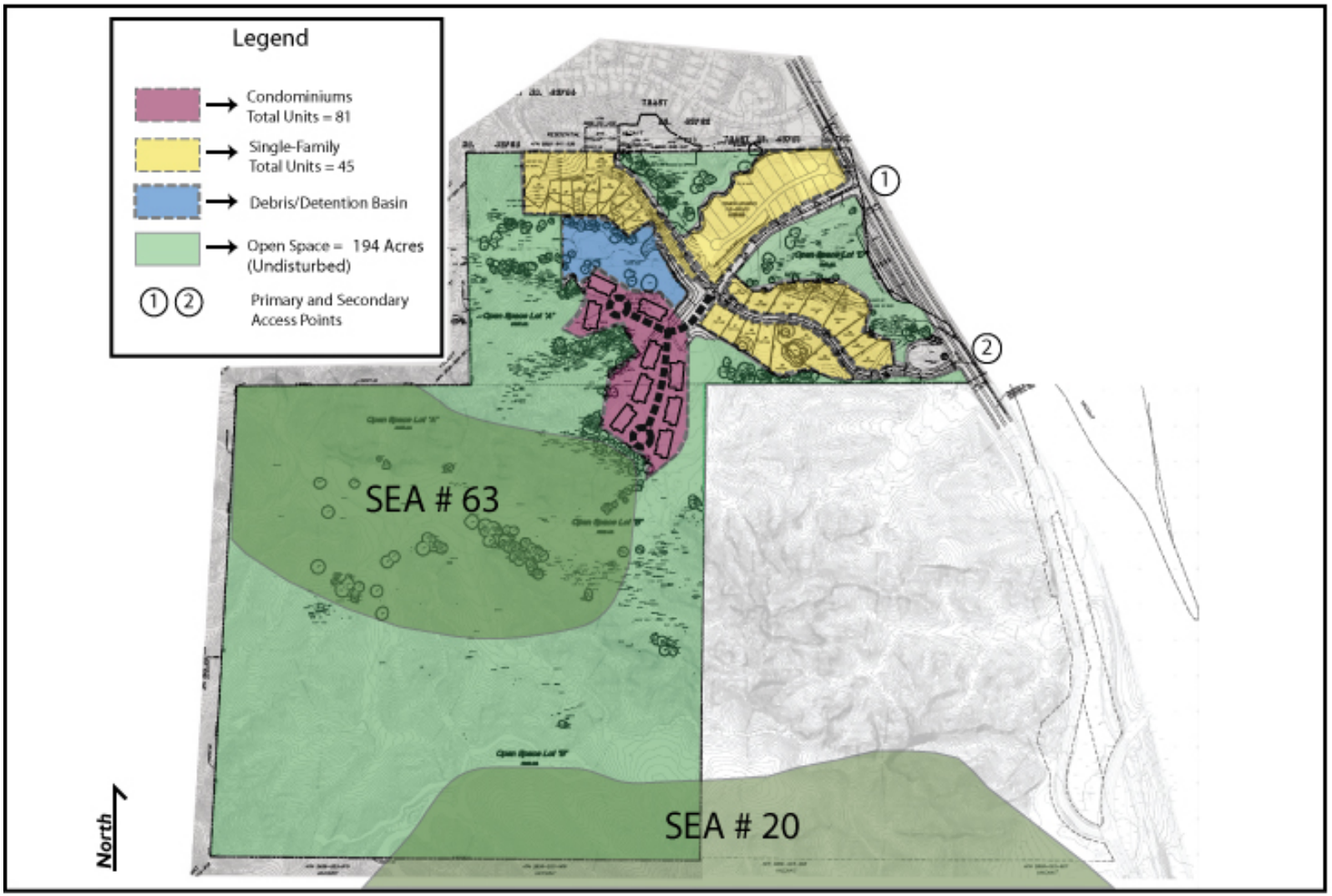
## IMPACT COMPARISON TO THE PROPOSED PROJECT

### Hazards and Hazardous Materials

As with the Proposed Project, implementation of the SEA/Oak Tree Avoidance Alternative would require mitigation to reduce significant impacts to less-than-significant levels. The impact issues include: hazardous materials, abandoned wells, debris piles, aboveground storage tanks, power lines/transformers, the concrete storage structure, undocumented pipes, water wells, pesticides, and offsite petroleum pipelines. Therefore, the SEA/Oak Tree Avoidance would be considered neither environmentally superior nor inferior to the Proposed Project.

### Geology, Soils, and Seismicity

Implementation of the SEA/Oak Tree Avoidance Alternative would not expose people and/or structures to subsurface fault rupture or seismic groundshaking as no known active or potentially active faults traverse the project site. This alternative would involve development of residential units in a seismically active region of southern California, as would the Proposed Project. Therefore, seismic impacts are considered significant but mitigation measures can reduce seismic impacts to a less-than-significant level. Due to the reduction in the total grading footprint (from 106.3 acres to 39 acres) and the relocation of residential units out of the hillside areas, the SEA/Oak Tree Avoidance Alternative would reduce grading impacts caused by landslides/slope stability, soil erosion, and expansive soils but would still require mitigation measures to reduce impacts to less-than-significant levels. After mitigation, grading impacts would be considered less than significant. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project.




***SEA/Oak Tree Avoidance Alternative (126 Units)***

Exhibit 6-3

### Hydrology and Water Quality

Due to the reduced density and reduced grading footprint under this Alternative, impacts to drainage, hydrology, floodplain, and water quality would be substantially reduced compared to the Proposed Project. A reduction in drainage, hydrology, floodplain, and water quality related impacts can be attributed to a reduction in total grading footprint and the removal of all residential units from hillside areas. Compared to the Proposed Project, the preservation of additional areas in their natural state will increase stormwater infiltration, reduce potential for soil erosion, reduce overland flow volumes, and reduce debris flow potential across the site. As with the Proposed Project, mitigation measures would be required to reduce drainage and hydrology impacts to less-than-significant levels. Nevertheless, the significant reduction in grading footprint and the associated beneficial effects this would have on hydrology and water quality makes the SEA/Oak Tree Avoidance Alternative environmentally superior to the Proposed Project.

### Noise

Development of the SEA/Oak Tree Avoidance Alternative would result in a reduction of the length of the construction period due to the reduction of total onsite grading and residential units when compared to the Proposed Project. However, mitigation measures would still not reduce construction noise impacts to less-than-significant levels due to the proximity of construction to the existing residential uses to the north and the noise volume associated with these construction activities. This Alternative would generate reduced levels of mobile noise given the reduction in associated vehicle traffic. However, freeway related noise impacts on residential lots when compared to the Proposed Project would be similar because this alternative would still include residential lots with direct freeway noise exposure. As with the Proposed Project, noise impacts from stationary sources (such as the fire station, air conditioning units, etc.) would be less than significant. Although the SEA/Oak Tree Avoidance Alternative would generate reduced construction related noise impacts and similar mobile source noise impacts when compared to the Proposed Project, this alternative would not eliminate the significant and unavoidable construction noise impacts. Therefore, noise impacts associated with the SEA/Oak Tree Avoidance Alternative would be similar to the Proposed Project.

### Air Quality

Short-term construction impacts would be reduced under the SEA/Oak Tree Avoidance Alternative with the development of 65 fewer residential units. In addition, CO, ROC, $NO_X$, and $PM_{10}$ emissions could also be reduced below SCAQMD thresholds due to a substantial reduction in onsite grading operations and through implementation of the proposed mitigation measures. After mitigation, short-term air quality impacts could be reduced to less-than-significant levels. Similarly, operational emissions would be reduced under the SEA/Oak Tree Avoidance Alternative given the reduction in total vehicle trips. As with the Proposed Project, this alternative would result in less-than-significant impacts in regards to CO impacts. Since this alternative would not result in short-term and long-term $O_3$ and $PM_{10}$ emissions, which for the South Coast Air Basin (SCAB) is considered non-attainment, this alternative would be consistent with the regional air quality management plan and would not substantially contribute to

significant cumulative air quality impacts. This alternative would result in reduced air quality impacts when compared to the Proposed Project, and would eliminate the short-term significant and unavoidable construction impacts and the long-term $O_3$ and $PM_{10}$ emissions. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project.

### Biological Resources

The SEA/Oak Tree Avoidance Alternative would result in substantially less physical site disturbance and grading compared to the Proposed Project. This Alternative would retain approximately 193 acres compared to 127.8 proposed with the Proposed Project. Under the SEA/Oak Tree Avoidance Alternative, the number of oak trees proposed for removal would be reduced from 162 to 68, the number of oak trees otherwise encroached upon would be reduced from 54 to 45, and impacts to wetland areas would be reduced from 4.74 acres to 3.73 acres. Moreover, impacts to SEAs would be reduced entirely. Therefore, the SEA/Oak Tree Avoidance would be considered environmentally superior to the Proposed Project.

### Archeological/Historical Resources

As with the Proposed Project, grading activities may expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to a less-than-significant level. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Aesthetics and Visual Resources

The SEA/ Oak Tree Avoidance Alternative would substantially increase the amount of preserved open space acreage thereby reducing the significant impact associated with the Proposed Project. Development of this alternative would increase the amount of undisturbed open space acreage to 193 acres compared to 127.8 acres under the Proposed Project. In addition, the development area associated with this alternative would be concentrated in the lower lying areas of the project site, thereby eliminating the potentially significant impacts on scenic resources. Therefore, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project.

### Traffic and Circulation

Development of 126 single-family residential units would result in a total of 1,206 ADTs, a reduction of 55 ADTs compared to the Proposed Project. As with the Proposed Project, both the project-specific and cumulative traffic impacts associated with the SEA/ Oak Tree Avoidance Alternative could be reduced to less-than-significant levels within the implementation of the proposed mitigation measures. Impacts to the Los Angeles County Congestion Management Program and public transit system would also be reduced under this alternative. Due to the reduction in traffic created by the reduction in total residential units, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior when compared to the Proposed Project.

**Public Services and Utilities**

Implementation of the SEA/ Oak Tree Avoidance Alternative would result in the following impacts to public services and utilities:

- A less-than-significant impact would occur as a result of the project related water demand of 75.51 AFY;
- A less-than-significant impact would occur as a result of the project related wastewater demand of 12.8 AFY;
- Mitigation measures would be required to ensure adequate fire flow and reduce fire service impacts to less-than-significant levels;
- Mitigation measures would be required to reduce the impacts on law enforcement services;
- Mitigation measures would be required to reduce the impact of additional elementary school students to the Newhall School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of the additional junior high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of additional high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact from the demand for library space and material materials;
- Mitigation measures in the form of in-lieu payments would be required to reduce impacts to parkland as required by the Quimby Act;
- A significant impact would occur as a result of an additional 1,408 pounds per day of solid waste being generated under this Alternative;
- A less-than-significant impact would occur with the increased in demand of 709 MWh of electricity; and
- A less-than-significant impact would occur as a result of an increased demand of 625 k.c.f./month of natural gas.

**Land Use**

It is anticipated that the SEA/ Oak Tree Avoidance Alternative project would be consistent with applicable goals and policies of the *Los Angeles County General Plan* and the *Santa Clarita Valley Area Plan*. Under this alternative, the number of oak tree removals and area of SEA intrusion would be substantially reduced. Moreover, the amount of undisturbed open space would be increased from 127.8 acres to 193 acres when compared to the Proposed Project. For this reason, the SEA/ Oak Tree Avoidance Alternative is considered environmentally superior to the Proposed Project.

The SEA/ Oak Tree Avoidance Alternative would result in a reduction in demand for water, wastewater services, electricity, natural gas, and the utilization of mineral resources, resulting in less-than-significant impacts. While this alternative would result in a decreased demand for public services and utilities when compared to the Proposed Project, mitigation measures would still be required to reduce impacts to fire protection services, sheriff services, schools, parks and library services. As with the Proposed Project, the SEA/ Oak Tree Avoidance Alternative would result in significant and unavoidable cumulative impacts to solid waste, due to the finite

resources associated with its disposal. Nevertheless, the SEA/Oak Tree Avoidance Alternative would be considered environmentally superior to the Proposed Project in all areas mentioned above.

# 6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

*State CEQA Guidelines* Section 15126.6 indicates that if the No Project Alternative is the Environmentally Superior Alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

The context of an environmentally superior alternative for this EIR is based on the consideration of several factors including the projects' objectives as described in Section 3.3, *Project Objectives*, and the alternative's ability to fulfill the objectives with minimal impacts to the surrounding environment.

As noted above, the determination of an environmentally superior alternative is based on the consideration of how the alternative fulfills the project objectives and how the alternative either reduces significant, unavoidable impacts or substantially reduces the impacts to the surrounding environment. In consideration of these factors, the SEA/Oak Tree Avoidance Alternative is selected as the Environmentally Superior Alternative to the Proposed Project.

The SEA/Oak Tree Avoidance Alternative minimizes hillside development, and thus reduces the significant aesthetic, geology/soils, biology, air quality, and noise impacts. In addition, biological impacts are reduced substantially by eliminating encroachment into onsite SEAs and by substantially reducing onsite oak tree impacts.

**Table 6-2. Comparison of Alternatives**

| | No Project/No Development | No Density Bonus Alt. | Reduced Density Alt. | SEA/Oak Tree Avoidance Alt. |
|---|---|---|---|---|
| Land Use | < | = | = | < |
| Aesthetics | < | = | < | < |
| Traffic | < | < | < | < |
| Air Quality | < | = | < | < |
| Noise | < | = | < | = |
| Biological Resources | < | = | < | < |
| Cultural Resources | < | = | = | = |
| Geology/Soils | < | = | = | < |
| Hazards | > | = | = | = |
| Hydrology | < | = | < | < |
| Services and Utilities | < | < | < | < |

= Indicates an impact that is equal to the Proposed Projects (neither environmentally superior or inferior).
< Indicates an impact that is less than the Proposed Projects (environmentally superior).
> Indicates an impact that is greater than the Proposed Project (environmentally inferior).

# 6.6 ALTERNATIVES CONSIDERED BUT REJECTED

The Offsite Alternative located on the Prentice-Taylor property to the south and east of the Proposed Project site was reviewed for its potential as an alternative but ultimately rejected because it would not reduce impacts on the environment when compared with the Proposed Project. Specifically, development of the subject site at a similar residential density and a similar configuration as the proposed project would require substantial site disturbance and grading in excess of what is required for the proposed project, given the offsite property's steep topography. The substantial grading requirements would significantly impact on-site biological resources, including oak trees and wetland areas. Moreover, limitations on existing roadway and flood control infrastructure would likely require that a residential project of similar density complete substantial roadway improvements to The Old Road/Calgrove Boulevard interchange and improve the existing flood control infrastructure beneath The Old Road and the adjacent I-5 Freeway. For these reasons, this alternative was rejected. Please refer to the analysis below for a comparison of the alternatives.

## DESCRIPTION OF ALTERNATIVE

The offsite alternative project site encompasses approximately 124 acres of land directly southeast of the Proposed Project (Refer to Exhibit 6-4, *Alternate Project Site Alternative).* The Offsite Alternative site is directly adjacent to The Old Road and the Calgrove/Old Road intersection. This alternative considers developing the Proposed Project on a parcel of land with many similar onsite constraints (e.g. topographic, biological, hydrologic, geologic), and is located in the same general vicinity. For purposes of this analysis, several vacant properties were considered. Those included vacant property immediately west, north, south, and east of the Proposed Project site. To comply with CEQA's stated objective of reducing environmental impacts when considering project alternatives, the property located directly southeast of the Proposed Project site was chosen as an alternative project site. This property is referred to as the Prentice-Taylor Property or Alternate Site Alternative in the following analyses.

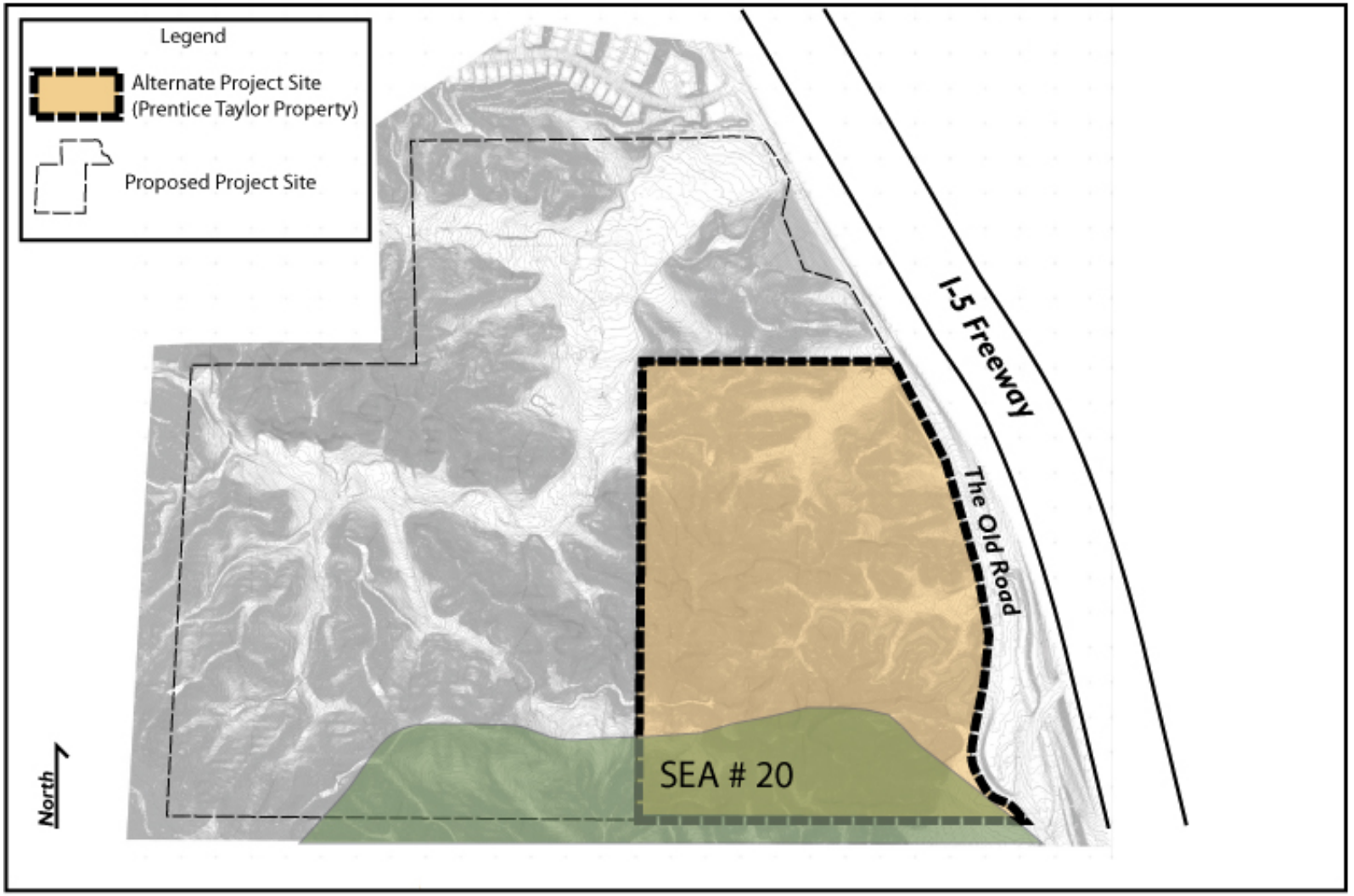
The properties located directly west were considered but rejected as alternate project sites primarily because of steep mountainous terrain, areas of sensitive biological habitats, and limited vehicular access. The properties located directly north have been developed with commercial and residential uses. The properties located directly south are owned by the Santa Monica Mountains Conservancy and are currently preserved as open space.

## IMPACT COMPARISON TO THE PROPOSED PROJECT

### Hazards and Hazardous Materials

The Phase I Environmental Assessment prepared for the Proposed Project included a survey of the Prentice-Taylor property. The results of this survey concluded that no significant hazards or hazardous conditions exist on this alternative project site. Therefore, this alternative would not require mitigation to reduce impacts regarding hazardous materials, abandoned wells, debris

piles, aboveground storage tanks, power lines/transformers, the concrete storage structure, undocumented pipes, water wells, pesticides, and off-site petroleum pipelines. However, development of the Proposed Project on an alternative site would mean that the existing potentially hazardous materials located on the subject site would remain un-remediated. Nevertheless, this project alternative would be considered environmentally superior to the Proposed Project because no potentially hazardous substances were identified on the Prentice-Taylor property.




**Alternate Project Site Alternative**

Exhibit 6-4

### Geology, Soils, and Seismicity

Implementation of the Alternate Project Site alternative would not expose people and/or structures to significant subsurface fault rupture or seismic ground shaking. No known active or potentially active faults traverse the project site. However, the alternative site is located within a seismically active region of southern California and therefore seismic impacts are considered significant but subject to effective mitigation. Development of the project on the Prentice-Taylor site would result in similar impacts regarding ground failure, landslides/slope stability, soil erosion, and expansive soils and would require mitigation measures to reduce impacts to less-than-significant levels. Grading impacts associated with the modification of unique geologic features would be considered a significant and unavoidable impact, as with the Proposed Project. Development of the Proposed Project on this alternative site would likely require additional grading given the extreme onsite topography. These topographic features are very steep and were found to be less stable than the majority of the slopes on the Proposed Project site. Therefore, the Alternate Project Site Alternative would be considered environmentally inferior to the Proposed Project.

### Hydrology and Water Quality

Development of the Proposed Project on the Prentice-Taylor property would likely require the modification (via grading) of a larger percentage of undisturbed land. As a result, the impacts caused by land alteration related to drainage, hydrology, flooding, and water quality would be increased when compared to the Proposed Project. Development of the Proposed Project on this property would likely not provide the opportunity to construct the large onsite flood control facilities that would be required to detain excess debris and stormwater flows and filter sediment to maintain pre-development drainage conditions. Therefore, runoff from the site could contribute additional debris, sediment, and drainage into already overburdened flood control facilities. Substantial quantities of untreated stormwater runoff have the potential to significantly impact water quality. Moreover, water conveyed by this existing flood control facility enters the southern fork of the Santa Clara River and ultimately the Santa Clara River. This waterbody is identified on the California Regional Water Quality Control Board's 303d List of Impaired Water Bodies. Therefore, drainage, hydrology, flooding, and water quality impacts would be significant and unavoidable. Development of the Proposed Project on the Prentice-Taylor property would be considered environmentally inferior to the Proposed Project.

### Noise

Development of this alternative would generate similar construction related noise impacts. However, given the project's location away from any sensitive receptors (such as single-family residences) mitigation measures similar to those required for the Proposed Project would likely reduce construction noise impacts to less-than-significant levels.

Due to the smaller size of the Prentice-Taylor Property, this alternative would not include a fire station. Therefore, noise levels from fire station operation would be reduced when compared to the Proposed Project. The potential noise related impacts to future occupants would be increased because of more direct exposure to freeway noise at this alternative project location. Therefore,

even with similar project mitigation, operational noise impacts would likely remain significant and unavoidable. Short-term noise impacts would be reduced with this alternative; long-term noise impacts to future residents would be similar to the Proposed Project. The environmental impacts associated with construction related and operational noise would be neither environmentally superior nor inferior to the Proposed Project.

### Air Quality

Short-term construction impacts would remain significant and unavoidable under this alternative due to similarities for earthwork and other construction related tasks associated with the construction of 190 residential units. Operational emissions would not exceed SCAQMD thresholds, as vehicle traffic and the number of household air emission sources would remain identical to the Proposed Project.

CO impacts, which are directly related to congested roadway intersections and congested freeway segments, would remain less than significant. As with the Proposed Project, this alternative would result in significant short-term air quality impacts, it would be inconsistent with the regional air quality management plan, and result in significant cumulative air quality impacts. Therefore, environmental impacts associated with the release of air pollutants would be neither environmentally superior nor inferior to the Proposed Project.

### Biological Resources

Development of the Alternate Site Alternative would result in a greater percentage of site disturbance and grading when compared to the Proposed Project due to the alternate site's greater percentage of steep slopes, and therefore would increase impacts upon biological resources. Development of a similar project (in terms of density and configuration) on the Prentice-Taylor Property would likely require grading of approximately 99 acres (80% of the site). Given the steep topography inherent to this site, on-site grading to establish building pad areas and roadway infrastructure, would alter the majority of this project site, and thus impacts to oak woodlands would be significant under this alternative. Impacts to defined Significant Ecological Areas would also be more significant under this Alternative, as the proposed building envelope would likely encroach upon a greater percentage of sensitive habitats as defined under SEA #20 . Impacts to riparian habitat onsite would likely be reduced under this alternative because the subject site contains less riparian habitat under state and/or federal jurisdiction. As with the Proposed Project, the net loss of such habitat would still be considered a significant unavoidable impact. Given that significant biological impacts would occur under this alternative, the Alternate Site Alternative would be considered neither environmentally superior nor inferior to the Proposed Project in this regard.

### Historic/Cultural Resources

As no known historic resources are located onsite, development of the project on the Prentice-Taylor property would result in less-than-significant impacts. As with the Proposed Project, development of the Prentice-Taylor property has the potential to expose previously undiscovered archaeological resources, human remains, and/or paleontological resources, requiring mitigation measures to reduce impacts to a less than significant level. Therefore, the Alternate Site

Alternative would be considered neither environmentally superior nor inferior to the Proposed Project.

### Aesthetics and Visual Resources

Due to the more severe topographic features present on the Alternate Site Alternative, a project of similar density would likely require the grading of a much larger percentage of visible ridgelines and open space to create areas suitable for residential development. As with the Proposed Project, the long-term aesthetic impacts would still be significant under this alternative due to the overall loss of open space, the modification of scenic views from the I-5 freeway, and the lowering and/or modification of existing ridgelines. Overall, project visibility and potential aesthetic impacts from this alternative would be greater than the Proposed Project. Therefore, the Alternate Site Alternative would be environmentally inferior to the Proposed Project.

### Traffic and Circulation

Development of 190 residential units would generate 1,266 vehicle trips per day. This is identical to the traffic generated by the Proposed Project. As with the Proposed Project, intersection related impacts associated with project construction on the Prentice-Taylor property would likely be less than significant. However, a greater concentration of vehicle trips would likely utilize the Calgrove/I-5 Northbound and Southbound ramps thereby increasing traffic at this location. This incremental increase in traffic is not expected to create a significant impact. Cumulative traffic impacts would remain significant, as cumulative growth within the region combined with related projects would continue to add additional vehicle trips to area roadways. Cumulative mitigation measures would still be required to reduce impacts associated with this alternative to a less-than-significant level, as with the Proposed Project. Therefore, traffic related impacts from the Alternate Site Alternative would be neither environmentally superior nor inferior to the Proposed Project.

### Public Services and Utilities

Implementation of the Alternate Site Alternative would result in the following impacts to public services and utilities:

- A less-than-significant impact would occur as a result of the demand of 177 acre-feet per year (AFY) of water;
- A less-than-significant impact would occur as a result of the creation of 190 acre-feet per year (AFY) of wastewater;
- Mitigation measures would be required to ensure adequate fire flow to reduce impacts to less-than-significant levels;
- Mitigation measures would be required to reduce the impact of requiring 1.0 additional sheriff officer;
- Mitigation measures would be required to reduce the impact of the additional elementary school students to the Newhall School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of the additional junior high school students to the William S. Hart School District, which is currently over capacity;
- Mitigation measures would be required to reduce the impact of the additional high school students to the William S. Hart School District, which will be overcapacity;

- Mitigation measures would be required to reduce the impact from the demand for additional library space and materials;
- A less-than-signfiicant impact would occur with development of 1.75 acres of parkland, which is 0.21 acre above the amount required under the Quimby Act;
- Mitigation measures would be required to reduce the impact from the generation of an additional 2,124 lbs/day of solid waste being generated under this alternative;
- A less-than-significant impact would occur with the increased in demand of 1,069 mega-watts (MWh) of electricity; and
- A less-than-significant impact would occur as a result of an increased demand of 720 k.c.f./month of natural gas.

**Land Use**

This alternative (development of the Prentice-Taylor Property) would involve developing the project site with a similar mix of land uses as the Proposed Project. Given its smaller site, the overall gross density would be increased from approximately 0.82 to 1.65 development units per acre. The existing Santa Clarita Valley Area Plan designation for this site is Hillside Mountainous, Hillside Mountainous/Significant Ecological Area, and Non-Urban 2. Pursuant to the criteria used to calculate allowable density established by the Los Angeles County Santa Clarita Valley Area Plan, the Proposed Project would require a General Plan Amendment and Zone Change to achieve consistency with the existing General Plan land use designations. This General Plan/Zone Change would require a redesignation of the land uses on the Alternative Site Alternative site that would permit a residential project with 190 units. Therefore, development of the project on this alternative site would be inconsistent with existing County General Plan Goals and policies and is therefore considered environmentally inferior to the Proposed Project.

The Alternate Site Alternative could result in potential inconsistencies with the County's *General Plan* goals and policies, particularly those related to ridgeline preservation, hillside development, oak tree preservation, and the preservation of SEA. Development of this alternative site would result in greater impacts to scenic ridgelines and would potentially impact more designated SEAs when compared to the Proposed Project. Therefore, development of the project on this alternative project site is considered environmentally inferior to the Proposed Project with regard to ridgeline preservation policies, hillside development criteria, and SEA preservation policies. Moreover, this alternative may not be feasible in that the County is strongly discouraging development applications that require a General Plan Amendment in this area.

This alternative would result in similar demand for water, wastewater services, parks, electricity service, and natural gas services resulting in less-than-significant impacts. Mitigation measures would still be required to reduce impacts to fire protection services, sheriff services, schools, and library services. However, this alternative would result in significant and unavoidable impacts to solid waste, due to the finite resources associated with its disposal. Therefore, the impacts associated with this alternative would generally similar to the Proposed Project.