

**Lyons Canyon Ranch
Draft Environmental Impact Report**

5.20 LAND USE

The purpose of this section is to identify the existing land use conditions, analyze proposed project compatibility with existing uses and consistency with relevant planning policies and to recommend mitigation measures to avoid or lessen the significance of potential impacts. Information presented in this section is based upon the County of Los Angeles General Plan (adopted by the Los Angeles County Board of Supervisors on November 25, 1980), the Santa Clarita Valley Area Plan (adopted by the Los Angeles County Board of Supervisors on February 16, 1984) as well as the Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide Policies and strategies of the SCAG Compass Growth Visioning Program. The General Plan (countywide chapters and elements) “address issues which transcend local community interests, and are intended to identify and promote the broader public interests of the County.”¹ This section identifies on-site and surrounding land use conditions and land use policy requirements set forth by the County of Los Angeles for the unincorporated portions of the Santa Clarita Valley.

5.20.1 ENVIRONMENTAL SETTING

ON-SITE LAND USES

The Lyons Canyon Ranch project site encompasses approximately 234.8-acres of vacant land located adjacent to the western City of Santa Clarita boundary in unincorporated Los Angeles County. The property is contiguous to The Old Road, west of Interstate 5, just south of Sagecrest Circle and north of Calgrove Boulevard near Towsley Canyon State Park. The project site is currently undeveloped vacant land and no active land uses currently exist on-site.

The Land Use policies set forth in the Land Use Element of the Area Plan cover a wide range of issues, including projected land use and urban growth accommodation, the pattern of population and land use distribution, costs of population and urban growth, environmental hazards and constraints, environmental sensitivities, compatibility, adequacy of public services, traffic and circulation, recycling, and resource conservation.

The Los Angeles County Santa Clarita Valley Area Plan (SCVAP) designates the 234.8 acre proposed project site as follows:

Non-Urban 2 (N2): A total of 51 acres are designated as N2. The SCVAP describes compatible Non-Urban 2 land uses as low density residential with a density ranging from 0.5 to 1.0 dwelling units per acre. Residential density allocations within the SCVAP should be considered average densities to promote clustering, the provision of additional open space, and the avoidance of hazardous lands.

Hillside Mountainous (HM): A total of 120.5 acres are designated as HM. The SCVAP describes the HM land use designation as “non-urban” where the slope typically exceeds 25%. “Within these areas, it is intended that development will occur in the most suitable and least

¹ Los Angeles Count General Plan, Page 4.

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environmentally sensitive areas, and will be designed in terms of scale and intensity in a manner compatible with the natural resource values and character of the area².”

Hillside Mountains – Significant Ecological Area (HM-S): A total of 61 acres are designated as HM-S. The SCVAP describes the HM-S land use designation as those lands that are “...ecologically important or fragile land and water areas valuable as plant or animal communities.”³ In addition to the HM-S land use designations that describe the type, intensity, and density of development throughout the Santa Clarita Valley planning area, the General Plan Land Use map contains overlay designations, which identify additional potential for development and/or preservation.

The project site contains portions of two designated SEAs: the Santa Susana Mountains SEA (SEA No. 20) and the Lyon Canyon SEA (SEA No. 63). The General Plan Land Use Element indicates that the Significant Ecological Area (SEA) designation requires site level analysis of proposed development projects within Significant Ecological Areas to insure that adverse impacts upon resources within identified Significant Ecological Areas are mitigated.”

The General Plan land use and zoning designations for the project vicinity are shown in Exhibit 5.20-1, Existing General Plan and Zoning Map.

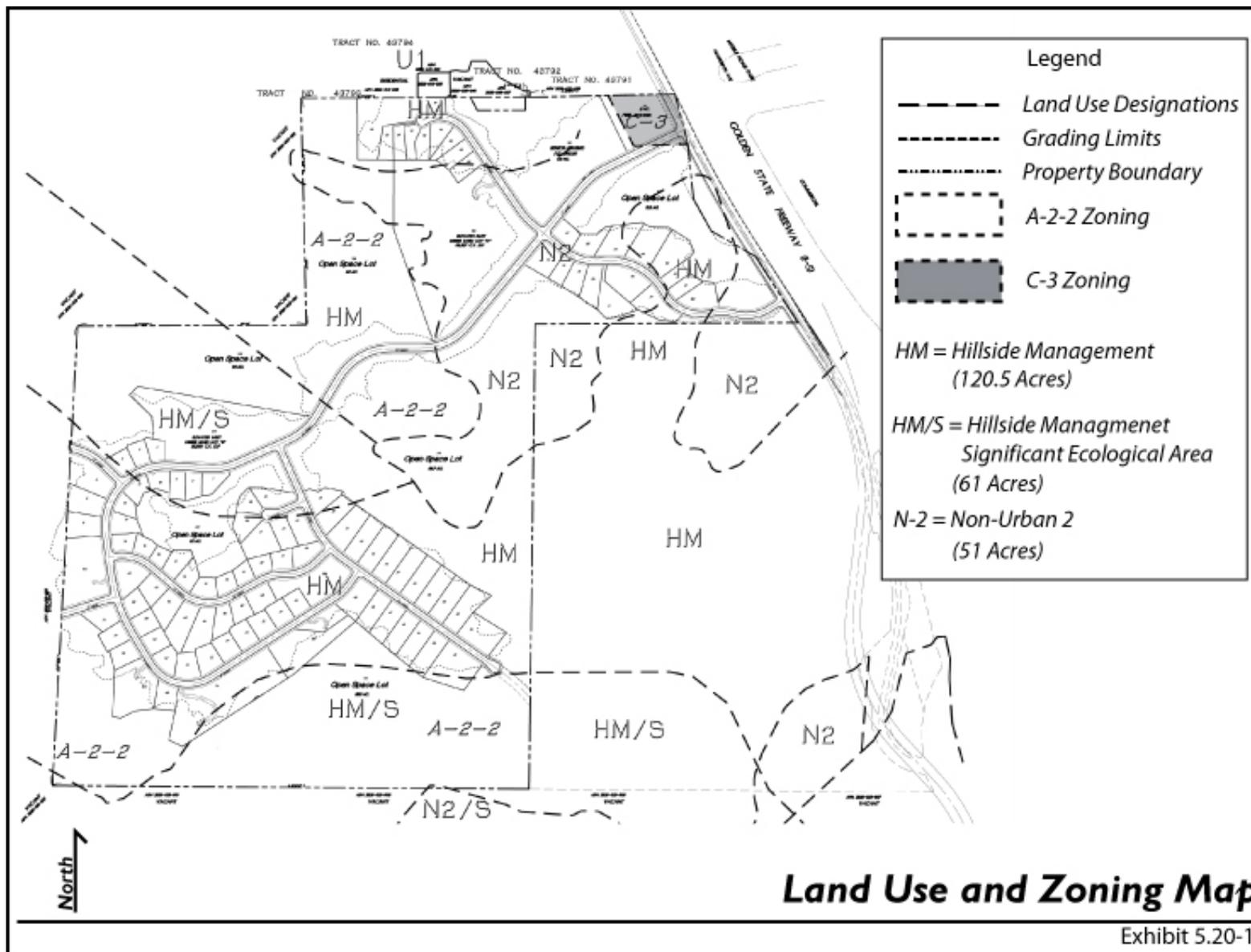
SURROUNDING LAND USES

The project site is bounded to the north by residential uses on Sagecrest Circle and the Stevenson Ranch development opposite of Sagecrest Circle; on the east by The Old Road, Interstate 5, and residential uses; on the south by Towsley Canyon State Park and vacant land (owned by the United States Department of the Interior Bureau of Land Management [BLM], the Santa Monica Mountains Conservancy [SMMC], and private landowners); and on the west by vacant land (owned by BLM, SMMC, and private landowners). Surrounding land uses are depicted in Exhibit 5.20-2, Surrounding Land Uses.

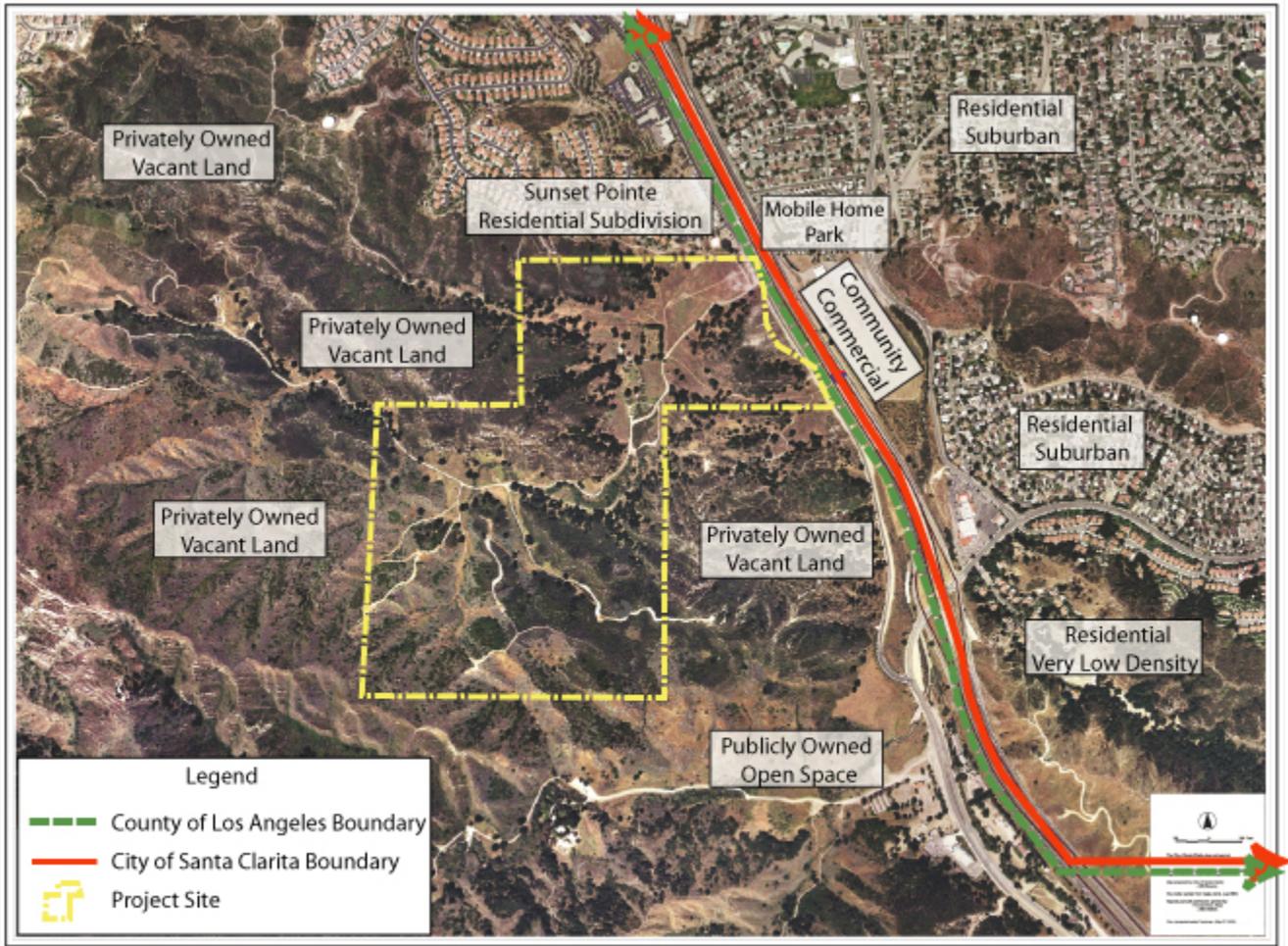
² Santa Clarita Valley Area Plan, Page 39.

³ Santa Clarita Valley Area Plan, Page 41.

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Surrounding Land Uses Map

Exhibit 5.20-2

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RELEVANT PLANNING DOCUMENTS

County of Los Angeles Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan was adopted by the Los Angeles County Board of Supervisors in 1984, with other Chapters and Elements of the Los Angeles County General Plan. The Area Plan was comprehensively updated and approved in December, 1990. Currently the City of Santa Clarita and Los Angeles County are in the process of creating a new Area Plan for this region of the County.

The Santa Clarita Valley Area Plan comprehensive update in 1990 provided for a major upward revision in the land use allocations projections for population, employment, and housing. The policies in the Area Plan cover Land Use, Housing, Community Revitalization, Community Design, Economic Development, Circulation, Public Services and Facilities, Environmental Resource Management, Noise, Safety, and Energy Conservation. A discussion of the primary purpose for each element is provided below.

ON-SITE ZONING DESIGNATIONS

The project site is currently located within unincorporated Los Angeles County and is zoned as Heavy Agricultural (A-2-2/A-2-1). Please refer to Exhibit 5.20-1 to view the project's Zoning designations.

5.20.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the CEQA Guidelines contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to land use. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

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

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5.20.3 IMPACTS AND MITIGATION MEASURES

The project site is vacant and, as such, it will not physically divide an established community, including any low-income or minority community; therefore, this significance criterion does not apply to the project. For the purposes of this impact analysis, a significant impact would occur if implementation of the proposed project would result in inconsistencies or conflicts with the adopted goals and policies of the County of Los Angeles Santa Clarita Valley Area Plan and/or County of Los Angeles Development Code Burden of Proof Statements for a Conditional Use Permit (including CUPs for Hillside Management Areas, Significant Ecological Areas, Density Controlled Developments, Senior Housing Density Bonus, and Oak Trees).

The Lyons Canyon Ranch project has been designed to achieve compatible, orderly, and efficient development of the project area.

The project further establishes the following:

- ◆ Identification, location, character, and intensities of the planned residential development activities;
- ◆ Alignment and formal design of the vehicle and pedestrian circulation system;
- ◆ Identification and location of all public and private facilities and infrastructure necessary to facilitate the project; and
- ◆ A compatible design theme for the project area, creating continuity within the project area and compatibility with existing and proposed surrounding land uses.

To establish consistency with County of Los Angeles land use policies and guidelines, the project's Burden of Proof statements serve as both the County's policy consistency statement regarding development of the project site, as well as a tool to implement the provisions of the County's General Plan as it applies to the project site. Therefore, the Lyons Canyon Ranch Burden of Proof Statements were used to confirm the project's consistency with the County General Plan as required by the following thresholds of significance established by CEQA Appendix G.

- ◆ **WOULD THE PROPOSED PROJECT CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT ADOPTED FOR THE PURPOSES OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?**
- ◆ **IS THE PROPOSED PROJECT CONSISTENT WITH APPLICABLE HABITAT CONSERVATION PLANS OR NATURAL COMMUNITY CONSERVATION PLANS, AND/OR POLICIES BY AGENCIES WITH JURISDICTION OVER THE PROJECT?**

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Level of Significance Before Mitigation: Significant Impact.

Impact Analysis: In order to be found consistent with the goals and policies of the Santa Clarita Valley Area Plan, the project needs to demonstrate consistency with the Burden of Proof statements required for a Conditional Use Permit for development within the Hillside Management land use designation, a Conditional Use Permit for development within a Significant Ecological Areas, and a Conditional Use Permit for a Density Bonus.

Conditional Use Permit Burden of Proof

A project requesting a Conditional Use Permit (22.56.040) must demonstrate that the project, as proposed, meets the following burden of proof:

- 1) The project would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- 2) The project would not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- 3) The project would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The following statement establishes the project's consistency with the statements above:

The proposed project would be located within the close vicinity of a variety of land uses including: large single-family estate housing, multi-family housing, agricultural activities, parkland and open space (Towsley Canyon Park), commercial office uses, and smaller lot detached single-family dwellings. Although there is not a singular land use type in the project vicinity, there is a noticeable suburban character throughout the nearby land uses. A feeling of openness, natural beauty, and sub-urban design themes help to create this character.

In order to remain consistent with the surrounding area and ensure that the project will not: (1) adversely affect the health peace, comfort or welfare of community members, (2) negatively affect the value and/or enjoyment of nearby property, or (3) jeopardize the public health, safety or general welfare, the proposed project incorporates a mix of land uses that are consistent in size, architectural quality, density, and topographic orientation when compared to the surrounding existing commercial, residential, and open space uses to the north and south.

Within the project boundaries, larger estate lots are proposed in the southern portion of the development, while the northern portion of the project is proposed to include smaller lots with smaller detached homes, and attached condominiums for senior citizens. Both active and passive recreational opportunities are proposed to support both development areas within the subject site. The proposed residences will be consistent with the suburban character of the surrounding Stevenson Ranch community and will include recreational amenities such as active recreation areas and trails. The establishment of a suburban residential community, with open space areas, and on-site recreational amenities will serve to perpetuate the use, enjoyment and value of future residents as well as other residents located in the vicinity of the site.

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The proposed project also intends to dedicate a fire station site located in the northeast corner of the site. This facility, which will be built by the County of Los Angeles Fire Department, will improve emergency and fire prevention services in the area and thus help preserve public health and safety.

The proposed site is adequate in size (234.8 acres) and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Los Angeles County Development Code, or as is otherwise required in order to integrate the proposed project uses with the uses in the surrounding area. Overall, larger residential lots are proposed, which will provide ample opportunity to accommodate setbacks, walls, fences, parking and loading facilities, and on-site landscaping.

The subject site can adequately accommodate proposed development of 93 detached single-family residences and 93 senior housing condominiums consistent with Title 21 and Title 22 of the Los Angeles County Code. The proposed project is consistent with the site's General Plan Land Use and Zoning Designations and will therefore include the permitted yard areas, wall heights, boundary fences, landscaping requirements, and parking and loading facilities.

The proposed site is adequately served:

- ◆ By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
- ◆ By other public or private services as required.

The proposed project will be served by the Old Road, and the I-5 Freeway. These two roadways are designed to convey the kind and quantity of traffic the proposed project would generate. Interior roadways will be designed consistent with County of Los Angeles roadway design criteria. Right-of-way widths for interior streets are proposed at 64 feet, and 60 Feet feet. These street designs are consistent with Los Angeles County Department of Public Works standards. Both a primary and secondary means of access is proposed, thus meeting the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, library services, education, and solid waste would either provided by the appropriate County of Los Angeles Agency (law enforcement, fire prevention, sewer, and library), appropriate private company (water service provider), or local state agency (local school districts). An analysis of public services impacts was completed as part of the Environmental Impact Report. This report concluded that all public services could be provided to the proposed project without significantly impacting the servicing agency.

Consistency Determination: The proposed project meets the above described burden of proof criteria. It is important to note that certain elements of the project were found to create significant unavoidable impacts pursuant to the thresholds of significance established for Geology, Soils and Seismic Activity, Noise, Air Quality, Biological Resources, and Aesthetics and Visual Resources sections of this EIR. Please refer to the appropriate sections of this EIR for a more detailed analysis of these issues.

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Density Bonus Conditional Use Permit Burden of Proof

A project requesting a Density Bonus pursuant to Section 22.56.202 C of the Los Angeles County Code must demonstrate that the project, as proposed, meets the following burden of proof:

- 1) The proposed project at the location proposed has been designed to be compatible with the surrounding area in terms of land use patterns, designs, and established community character;
- 2) The proposed will assist in satisfying affordable housing needs, and is viable in terms of continuing availability to meet such housing needs;
- 3) The proposed project shall be reasonably proximate to public transit, shopping, and except for senior citizen housing, employment centers; and
- 4) The requested incentives or concessions are required to make affordable housing units economically feasible.

- ◆ *The proposed project at the location proposed has been designed to be compatible with the surrounding area in terms of land use patterns, designs, and established community character;*

The proposed project would be located within the close vicinity of a variety of land uses including: larger lot single-family housing, multi-family housing, agricultural activities, parkland and open space (Towsley Canyon Park), commercial office uses, and smaller detached single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban character throughout the different array of nearby land uses. A feeling of openness, natural beauty, and predominantly residential design themes create this character.

The proposed project has been designed consistent with the community character of the surrounding areas. The project is proposed at an overall density of 0.79 residential units per acre and will include a mixture of single-family detached housing and multi-family senior housing. The existing residential tract development located north of the project site was constructed at a similar density with similar variation in residential product type. To help ensure compatibility with the surrounding open space and recreational uses surrounding the site, the proposed project will allocate 71% of the site as open space. A public trail system is proposed within these open space areas that will connect to the existing regional trail network established by the Santa Monica Mountains Conservancy and the County of Los Angeles. Future trails planned by the Santa Monica Mountains and the County of Los Angeles will also have the opportunity to connect.

- ◆ *The proposed project will assist in satisfying affordable housing needs, and is viable in terms of continuing availability to meet such housing needs;*

The proposed project will include 93 residential units designated for seniors (55 and older). This number of units represents 50% of the total project density. While the project does not include “affordable” housing units (as defined by the County of Los Angeles), the County’s adopted Housing Element identifies senior housing as an issue in need of special consideration, especially as a growing number of citizens reach retirement age and no longer desire to reside in their current households. The proposed senior housing will provide a residential product that is more

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affordable for senior citizens. In addition, the relocation of senior citizens from their current residence to the proposed project will create additional supply of much needed single-family housing. Therefore, the proposed project will assist in satisfying the County's overall housing needs.

- ◆ *The proposed project shall be reasonably proximate to public transit, shopping, and except for senior citizen housing, employment centers;*

The nearest fixed route-transit stops are Santa Clarita Transit Routes 5 and 6, which passes through the intersection of the Old Road and Pico Canyon Road, which is just over one-mile north of the project site. These transit stops provide direct access to the Stevenson Ranch Area, Hart High School, the Valencia Town Center and Canyon Country. Therefore, the proposed project should be considered reasonably proximate to public transit, shopping, and employment centers.

- ◆ *That the requested incentives or concessions are required to make affordable housing units economically feasible.*

The requested density bonus for seniors housing will provide equal numbers of traditional single-family and age restricted seniors housing. The requested increase in density will provide the project developer with the opportunity to provide a quality housing product in a setting and at a price more desirable for seniors. The requested increase in density from 124 units to 186 units will help offset the substantial site improvement costs and will allow the project developer to sell the restricted condominium units at a more affordable price (when compared to the detached single-family residences). The increase in density will also offset the additional costs associated with the construction and maintenance of public and private on-site recreational facilities (such as trails, parks, and a senior recreation area).

Consistency Determination: The proposed project meets the above described burden of proof criteria.

Hillside Management Conditional Use Permit Burden of Proof

A project requesting development within an area designated as Hillside Management (Section 22.56.215 f.1) demonstrate that the project, as proposed, meets the following burden-of-proof:

- 1) The proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard;
- 2) The project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
- 3) The project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- 4) The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

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- ◆ *The proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard*

All proposed development areas will be constructed on competent building pads created with the compacted cut and fill. The Geotechnical Investigation completed for the proposed project has confirmed that the project can be feasibly constructed without creating unacceptable geologic hazards, seismic hazards, and/or slope instability. No known active or potentially active faults exist within, or project onto, the proposed project site. As such, there would be no potential for surface fault rupture of an active or potentially active fault.

Groundshaking accompanying earthquakes on nearby faults is anticipated to be felt within the Lyon Canyon site, as is the case for most of southern California. However, the proposed structures would be required to be designed, engineered, and constructed to meet all applicable local and State seismic safety requirements, including those of the Uniform Building Code.

The proposed project site is located in a high fire zone. Therefore, all structures will be required to comply with Uniform Building Code and Los Angeles County Fire Department regulations for fire retardant building materials. In addition, fuel modification must be completed around all structures to the satisfaction of the Los Angeles County Fire Department. The fire station site, proposed in the northeast corner of the project will help the County of Los Angeles Fire Department improve response times in and around the project area.

The project's drainage plan includes the construction of debris basins, catch basins, storm drains, other drainage facilities (such as adequately sized culvert crossings), construction related BMPs and structural BMPs which will improve the quality of water entering downstream areas. These drainage improvements will also reduce the potential for on and off-site flooding, mud-flows and soil erosion. The proposed project landscaping will include native vegetation that will also reduce the potential for on and off-site erosion, mudflows, and flooding through its direct influence on soil water retention, surface soil stability, and erosion control.

- ◆ *The project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area.*

The project has been designed to be compatible with the biotic, cultural, scenic, and open space resources of the area. The majority of on-site open space areas have been set aside as either permanent open space and/or passive recreational areas. The open space areas proposed on-site will include the most sensitive waterbodies/wetlands, significant ridgeline and watershed areas, oak woodlands, and other sensitive habitat areas. The project's proposal to provide approximately 166 acres (71%) as disturbed and natural open space illustrates the development's commitment to natural resource conservation.

- ◆ *The project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.*

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The areas of development directly north of the project site include a variety of both neighborhood shopping and regional shopping and commercial facilities. Recreational opportunities are also located within close proximity to the subject site (north and south). County (police, fire, wastewater, and solid waste) and private agencies (water) would provide services to the proposed project. The project can be adequately served by all of the applicable service agencies.

The project design, including the provision of needed senior housing, active/passive recreation areas, additional single-family housing, development of a fire station site to sustain health and safety, and the construction of regional public improvements are all consistent with the goals and policies of the Los Angeles County General Plan.

- ◆ *The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.*

The proposed project avoids substantial intrusion into areas identified as significant ridgelines and scenic viewshed areas. The interior development design provides for aesthetically pleasing residential neighborhoods, complimented by existing oak woodlands, mountainous terrain, and streams/wetlands. A complex network of on-site trails is also proposed, which will link not only new members of the community to the on-site amenities, but will provide a publicly accessible connection point to adjacent open space areas and nearby commercial services.

Consistency Determination: The proposed project is consistent with the above described burden of proof criteria.

Significant Ecological Areas Conditional Use Permit Burden of Proof

A project requesting development within an area designated as Hillside Management – Significant Ecological Areas (Section 22.56.215 f.2) must demonstrate that the project, as proposed, meets the following burden-of-proof:

- 1) The requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- 2) The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- 3) The requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
- 4) The requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;
- 5) Where necessary, fences or walls are provided to buffer important habitat areas from development; and
- 6) Roads and utilities serving the proposed development are located and designed to not conflict with critical resources, habitat areas or migratory paths.

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- ◆ *The requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;*

The majority of on-site natural areas will be set aside as either permanent open space and/or passive recreational areas, including on-site waterbodies/wetlands, significant ridgeline and viewshed areas, oak woodlands, and other sensitive habitat areas. The project proposes to preserve approximately 166 acres as disturbed and natural open space (approximately 71 percent of the site). Located within this open space area are the majority of on-site oak woodlands, on-site streams and waterbodies, riparian habitats, Chamise chaparral, and other significant biological habitats. On-site landscaping is also proposed, which will include locally indigenous and/or non-invasive plant specimens designed to create aesthetically pleasing communities while being compatible with the surrounding native habitat.

- ◆ *The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;*

The majority of onsite waterbodies, watercourses, and their tributaries have been set aside as either permanent open space and/or passive recreational areas. The project proposes to preserve approximately 127.06 acres of natural open space (approximately 56% percent of the site).

- ◆ *The requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;*

The proposed dedication of on-site open space is directly adjacent to known migratory paths (including the Lyons Canyon SEA # 63 and Santa Susana Mountains SEA # 20). The proposed project proposes to preserve the natural habitat areas directly adjacent to these two SEAs, thereby preserving the linkage between known wildlife movement corridors.

- ◆ *The requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;*

The majority of on-site waterbodies, watercourses, and their tributaries are proposed for preservation as either permanent open space (via an appropriate legal instrument), and/or passive recreational areas. Including these areas and additional disturbed open space areas (i.e. debris basins and landscaped slopes) the project will include 166 acres of disturbed and natural open space (71% of the subject site). By keeping intrusion to a minimum within the sensitive areas and by re-vegetating disturbed and degraded habitats on-site with locally indigenous plant species, the project will result in the retention of sufficient natural vegetative cover and an open space buffer for critical resources.

- ◆ *Where necessary, fences or walls are provided to buffer important habitat areas from development;*

All proposed development areas adjacent to important on-site habitat areas will be fenced off to prohibit human and domestic animal intrusion. Designated trail head, and staging areas will be provided within the proposed development to reduce the potential for unnecessary intrusion into the preserved natural habitat areas.

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- ◆ *Roads and utilities serving the proposed development are located and designed to not conflict with critical resources, habitat areas or migratory paths.*

All proposed development areas adjacent to important onsite habitat areas will be fenced off from human and domestic animal intrusion. Designated trailhead and staging areas will be provided within the proposed development to reduce the potential for unnecessary intrusion into the preserved natural habitat areas. Project access will be provided by a roadway system design to Los Angeles County standards. Almost all of the proposed circulation system was designed outside of the critical on-site waterbodies and streams and on-site oak woodlands. Therefore, critical natural resources and wildlife movement corridors will be maintained.

Consistency Determination: With mitigation, the proposed project is consistent with the above described criteria. Please refer to Section 5.6 Biological Resources, Section 5.1 Geology, Soils and Seismicity, Section 5.4 Noise, Section 5.3 Hazards, and Section 5.9 Aesthetics and Visual Resources for list of applicable mitigation measures designed to ensure compatibility to the above referenced policies.

Level of Significance After Mitigation: Less Than Significant

5.20.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT, ALONG WITH OTHER CUMULATIVE PROJECTS, WOULD NOT RESULT IN CUMULATIVELY CONSIDERABLE LAND USE AND PLANNING IMPACTS.

Level of Significance Before Mitigation: Less Than Significant Impact.

Impact Analysis: Development of the Lyons Canyon Ranch project, as proposed, would not contribute to any cumulative significant land use impacts as other projects are implemented in the area. Each development project proposed within the County of Los Angeles would undergo the same project review process as the proposed Lyons Canyon Ranch project in order to preclude potential land use compatibility issues and planning policy conflicts. It is assumed that cumulative development would progress in accordance with the criteria set forth within the jurisdiction in which the cumulative project is located. Each project would be analyzed independent of other land uses, as well as within the context of existing and planned developments to ensure that the goals, objectives and policies of the General Plan are consistently upheld.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.