

4.0 ANALYSIS BACKGROUND

2. CUMULATIVE IMPACT ANALYSIS METHODOLOGY

1. INTRODUCTION

The California Environmental Quality Act (CEQA) requires an EIR to analyze cumulative impacts. The purpose of this section of the Draft EIR, therefore, is to explain the methodology for the cumulative analyses presented herein.

CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” In addition, CEQA Guidelines Section 15130(b) provides that the analysis of cumulative impacts need not be as in-depth as what is provided relative to a proposed project, but instead is to “be guided by the standards of practicality and reasonableness.”

According to CEQA Guidelines Section 15130(b)(1), the following elements are necessary to an adequate evaluation of cumulative impacts:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts including, if necessary, those projects outside the control of the [decision-making] agency; or
- (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

This analysis uses a combination of both (A) and (B) above as explained further in Subsection 4, Cumulative Growth Forecast, below.

Significant cumulative impacts can result from the combined effect of development or growth—in this case, the past, present, and probable future projects (referred to as related projects)—located in proximity to the project under review. For example, the demand for wastewater treatment generated by a proposed project may not be significant when analyzed alone; however, when analyzed in combination with the wastewater generated by other approved or proposed related projects in the same service area, the

cumulative wastewater demands may exceed the capacity of local wastewater treatment facilities, thus resulting in a significant cumulative impact. Therefore, it is important for impacts to be viewed over time and in conjunction with other related past, present, and reasonably foreseeable future development, which may have impacts that compound or interrelate with those of the project under review. Furthermore, the cumulative impact analysis is an important part of an EIR as it provides a more complete forecast of future environmental conditions.

2. PROJECT BUILDOUT

As discussed in **Section 3.0**, Project Description, of this Draft EIR, the Project may be built out in phases or all at once. Following mass grading of the Project Site to allow for construction of secondary access and utilities, development of the proposed land uses would be based on market conditions and adjacent development. For purposes of the analysis herein, it is assumed that some residential units initially may be developed together with an appropriate amount of retail and commercial space to serve the residential population, with additional retail and commercial uses constructed as increasing development of the Project warrants (i.e., based on internal demand for such uses). Based on current projections, complete Project buildout is assumed to take place approximately nine years from receipt of all necessary entitlements. Accordingly, Project occupancy is assumed to begin in 2018, with buildout occurring in 2024.

3. CUMULATIVE STUDY AREAS

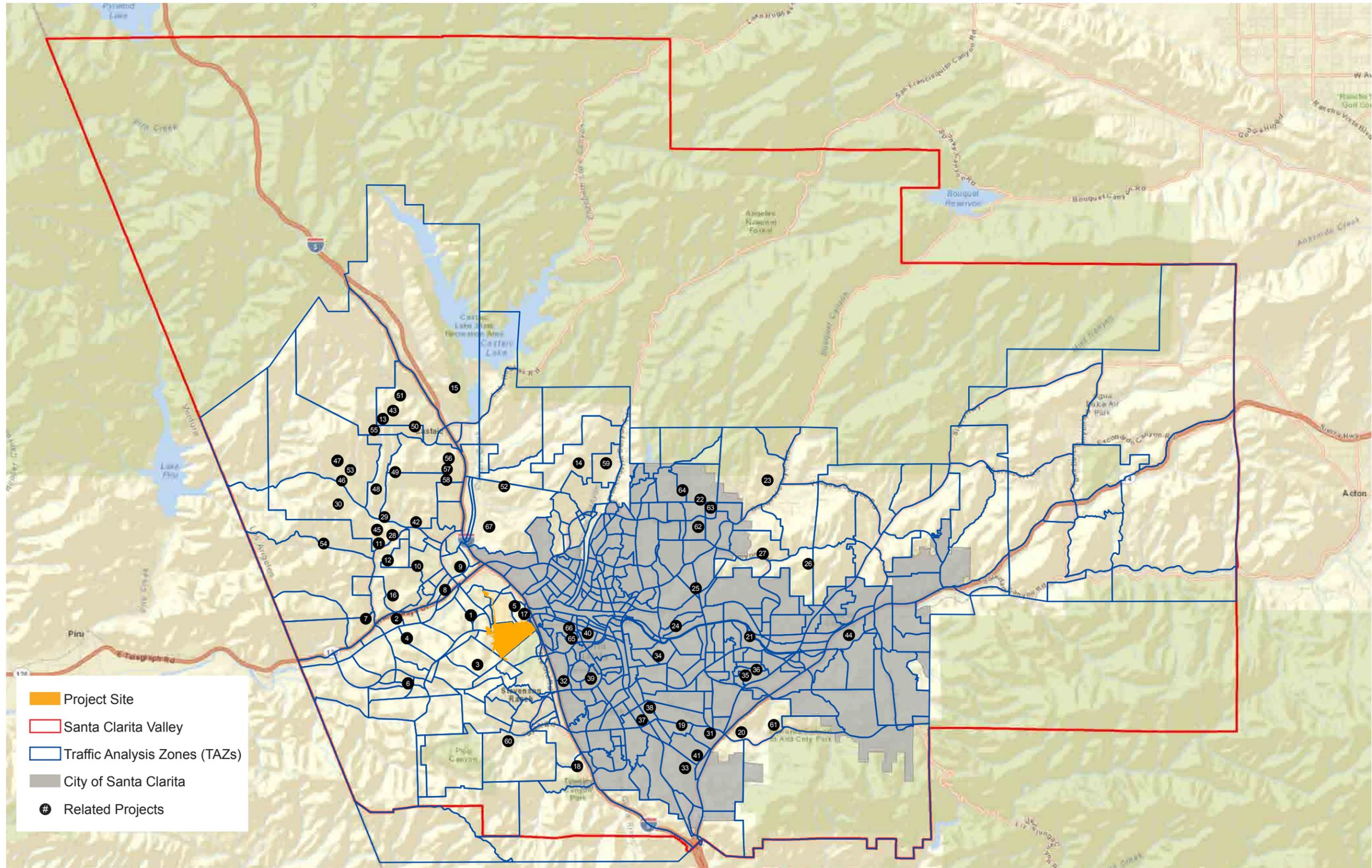
Cumulative study areas are defined based on the geographical context relevant to a particular environmental issue, such as the service area of a particular public facility or service provider. Accordingly, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative aesthetic impact generally would only pertain to the visual compatibility of development within the immediate vicinity of a project, while a cumulative solid waste impact could affect the entire County of Los Angeles (County) since solid waste disposal is planned and coordinated at the County level. The specific cumulative study area boundaries for each environmental issue are identified in the applicable environmental issue section in **Section 5.0**, Environmental Impact Analysis, of this Draft EIR.

For issues such as traffic, multiple study areas may be evaluated for different purposes. For example, a local study area may be defined for the analysis of impacts to intersections located relatively close to a project site, whereas a broader regional study area may be defined to include nearby freeway segments and interchanges. As traffic analyses are complex quantitative evaluations that take into account existing land uses and projected growth (i.e., development) over a relatively broad area and well into the future, the land use data used in a traffic analysis can be applied to other EIR analyses for

cumulative purposes. With respect to the traffic analysis provided in this Draft EIR, land use data for both existing and future conditions were derived from the approved General Plans of the County and the City of Santa Clarita (City), as well as the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan). The data from those plans were applied to a series of Traffic Analysis Zones (TAZs), or small defined geographies, that collectively encompass the developed, or to be developed, areas of the Santa Clarita Valley (Valley). TAZ land use data serve as an input to the traffic model used to forecast traffic volumes and patterns. The TAZs for the Valley, as defined by the County and City in their joint traffic model for the Valley, are illustrated in **Figure 4.2-1**, Cumulative Geography Comparison Map, on page 4.2-4. As shown, the Valley TAZ area extends easterly from the Los Angeles County/Ventura County line to where the Antelope Valley Freeway (SR-14) passes out of the Valley near Vasquez Rocks Park; northerly to the Grapevine area north of Castaic; and southerly to the confluence of the Interstate 5 (I-5) and SR-14 freeways south of Newhall Pass. Because this land use data and the TAZs encompass the developed, or to be developed, areas of the Valley, the County now uses this database to fulfill the purpose of the County's Development Monitoring System, discussed in **Section 4.1**, Environmental and Regulatory Setting, of this Draft EIR.

The Santa Clarita Valley itself is a well-defined geography that is frequently used for planning purposes by the County as well as certain public service providers.¹ A comparison of the Valley's boundaries with the geography covered by the TAZs reveals that the two areas largely coincide, with the exception of National Forest areas, as shown in **Figure 4.2-1**, Cumulative Geography Comparison Map. Given that those areas of the Valley which fall outside of the TAZs consist primarily of National Forest lands, little development is expected to occur in the outer lying areas of the Valley. Furthermore, all or portions of only two TAZs fall outside of the Valley boundaries. As such, the TAZs essentially cover all of the developed portions of the Valley, and the growth projections developed for the TAZs, discussed further below, are considered to approximate growth in the Valley. The TAZ growth data also represents the most current data available as it accounts for the related projects identified throughout the Valley. The related projects also are mapped in **Figure 4.2-1**, Cumulative Geography Comparison Map.

¹ *The Valley is defined herein as the Planning Area addressed in the Area Plan.*



- Project Site
- Santa Clarita Valley
- Traffic Analysis Zones (TAZs)
- City of Santa Clarita
- # Related Projects



4. CUMULATIVE GROWTH FORECAST

In order to analyze the impacts of the Project in combination with other cumulative development, the amount and location of future growth expected to occur must be predicted. As previously mentioned, CEQA Guidelines Section 15130(b)(1) allows two methods of prediction: a list of related projects or a summary of growth projections from an adopted general plan or related planning document. In order to evaluate a worst-case condition, this Draft EIR uses a combination of both methods to provide a comprehensive analysis of the Project's cumulative impacts.

As discussed above, land use data for future conditions were derived from the County and City General Plans and the Area Plan for the TAZs in the Valley. More specifically, the land use database used by the County and City in their joint traffic model for the Valley is based on the approved General Plans of each jurisdiction, including the recently updated Area Plan. This database is regularly updated as individual development projects are proposed and thus serves as a comprehensive listing of cumulative projects. TAZ land use data are often considered more precise than regional growth projections such as those published by the Southern California Association of Governments (SCAG), as they account for development on a smaller geographic scale and can be easily updated to reflect all past, present, and probable future development projects (i.e., related projects) identified in a given area.

For purposes of the cumulative analyses herein, rather than assuming buildout of the land uses established in the adopted General Plans and Area Plan (generally considered to occur in 2035 or later), a cumulative scenario for the interim horizon year of 2024 (i.e., the Project's anticipated buildout year) was developed by interpolating growth for those areas in which the Area Plan anticipates future development and including all known related projects. The related projects included within the 2024 interim year database are listed in **Table 4.2-1**, Related Projects, on page 4.2-6 and mapped in **Figure 4.2-2**, Related Projects Map, on page 4.2-10. Where future development is expected to occur but specific projects have not yet been proposed, the interim year database utilizes interpolated land use projections based on the allowable land uses provided in the Area Plan. Because this scenario includes a summary of development projections from adopted plans plus a listing of known projects, the cumulative development scenario addressed herein is considered the most complete estimate of future development activity for cumulative analysis purposes. It also allows a comprehensive analysis of the infrastructure, services, and other impacts as the Valley is built out.

**Table 4.2-1
Related Projects**

No.	Project	Description
1	Mission Village (TR 61105)	4,055 residential units; 1,555,100 sq. ft. commercial business park/office/retail; and related amenities and public facilities
2	Landmark Village (TR 53108)	Phases 1 & 2 (2024 Horizon): 1,444 residential units; 279,000 sq. ft. commercial office/retail Full Project: 1,444 residential units, 1,030,000 sq. ft. commercial office/retail; and related amenities and public facilities
3	Legacy Village (TR 61996)	3,457 residential units; 884,000 sq. ft. commercial office/retail; and related amenities and public facilities
4	Homestead South	3,617 residential units; 66,400 sq. ft. commercial/retail; and related amenities and public facilities
5	Entrada North	1,510 residential units; 2,380,000 sq. ft. commercial office/retail/industrial; and related amenities and public facilities
6	Potrero Village	4,296 residential units; 250,000 sq. ft. commercial office/retail; and related amenities and public facilities
7	Homestead North	Phase 1 (2024 Horizon): 1,050 residential units Full Project: 1,818 residential units, 1,250,000 sq. ft. commercial office/retail; and related amenities and public facilities
8	Valencia Commerce Center Phase III (PM 26363)	664,000 sq. ft. commercial industrial/retail; and related amenities
9	Valencia Commerce Center Phase IV (TR 18108)	3,227,068 sq. ft. commercial business park/office/industrial; and related amenities
10	Sterling Industrial Center (VTPM 060030)	1,200,000 sq. ft. industrial park
11	Green Valley Ranch (VTTM 60257)	233 single-family detached residential units and 21,000 sq. ft. commercial retail
12	Green Valley Ranch (VTTM 62000)	19 single-family detached residential units
13	Castaic High School	2,600 student high school
14	Tesoro Del Valle Areas B & C	714 single-family detached residential units
15	Northlake Specific Plan (TR 51852)	Phase 1 (2024 Horizon): 1,696 single-family detached residential units Full Project: 2,337 single-family detached residential units; 1,286 multi-family residential units; 169,884 sq. ft. commercial retail; 545,589 sq. ft. light industrial
16	Chiquita Canyon Landfill Expansion	Expansion of landfill operations by approximately 143 acres (net increase of approximately 600 trucks on peak day); relocation of access roadway from SR-126 to Wolcott Way
17	Parcel Map 18654	30,000 sq. ft. commercial retail
18	Lyons Canyon Ranch (TR 53653)	95 single-family detached residential units and 95 active senior units

**Table 4.2-1 (Continued)
Related Projects**

No.	Project	Description
19	Masters College Expansion	600 student expansion and 54 attached residential units
20	Disney Ranch Studios (VTTM 071216)	554,950 sq. ft. of sound stages, production offices, mills, bungalows, warehouse, commissary, and administration building
21	Soledad Circle Estates (TR 62343)	147 detached residential units
22	Tract 47760	500 single-family detached residential units, elementary school, and park
23	Tract 52193	62 single-family detached residential units
24	Villa Metro	315 single-family detached residential units and 8,000 sq. ft. commercial retail
25	Keystone	499 single-family detached residential units, and junior high school (or 665 units without junior high school)
26	Skyline Ranch	1,260 single-family detached residential units and elementary school
27	Tract 46018-2	100 single-family detached residential units
28	Tract 60665	7 single-family detached residential units
29	Tract 52475	46 single-family detached residential units
30	Tract 72630	53 single-family detached residential units
31	Heritage Hills (TR 65806)	190 single-family detached residential units
32	UCLA Film Archives	250,000 sq. ft. office/archiving
33	Gate-King Industrial Park	4,200,000 sq. ft. industrial park
34	Porta Bella (Whittaker-Bermite)	1,244 single-family detached residential units; 1,677 attached residential units; 2,900,000 sq. ft. commercial office/retail
35	Tract 62595	33 single-family detached residential units
36	Valle Di Oro (TR 53419)	111 attached residential units
37	Downtown Newhall Specific Plan	Specific Plan/Redevelopment Area: approximately 700 net new residential units and approximately 300,000 sq. ft. net new commercial
38	North Newhall Specific Plan	Specific Plan/Redevelopment Area: approximately 600,000 sq. ft. net new commercial and one hotel
39	Henry Mayo Newhall Memorial Hospital Master Plan	127,000 sq. ft. hospital expansion and 200,000 sq. ft. net new medical office buildings
40	Town Center Mall Expansion	Phase II: 203,500 sq. ft. retail commercial Phase III: 75,000 sq. ft. retail office
41	Newhall Gateway Plaza	22,000 sq. ft. retail commercial
42	Los Valles (TR 52584)	497 single-family detached residential units
43	Romero Canyon Estates (TR 46443)	95 single-family detached residential units
44	Vista Canyon Ranch	Transit-oriented mixed-use development with 998 residential units; 1,000,000 sq. ft. commercial retail and office; and a hotel

**Table 4.2-1 (Continued)
Related Projects**

No.	Project	Description
45	Hasley Ranch Estates (TR 066190)	168 acres/67 single-family detached residential units
46	Parcel Map 060646	13.4 acres/4 single-family detached residential units
47	Parcel Map 069961	80.5 acres/4 single-family detached residential units
48	Parcel Map 19149	4 single-family detached residential units
49	Tract 52729	34 single-family detached residential units
50	Tract 067278	23 single-family detached residential units
51	Tract 42537	222 single-family detached residential units
52	Tapia Canyon (TR 72126, formerly 53822)	405 single-family detached residential units
53	Tract 069987	21.3 acres (NU3 Zoning)/9 single-family detached residential units (Pending)
54	Tract 069708	268 acres (NU3 Zoning)/estimated 54 single-family detached residential units (est. ^a)
55	Parcel Map 067785	80.03 acres (NU3 Zoning)/4 single-family detached residential units (Pending)
56	Tract 53933	46.93 acres (UR4 Zoning)/70 single-family detached residential units (est. ^a)
57	Tract 46798	21.52 acres (UR2 Zoning)/62 single-family detached residential units (est. ^a)
58	Tract 46798-01	15.55 acres (UR2 Zoning)/45 single-family detached residential units (est. ^a)
59	Tract 53189	180.31 acres (NU3 Zoning)/36 single-family detached residential units (est. ^a)
60	Tract 52796	230.43 acres (NU1 & NU3 Zoning)/102 single-family detached residential units
61	Tract 52715	71.19 acres (NU3 Zoning)/14 single-family detached residential units (est. ^a)
62	Tract 52829	74.88 acres (UR2 Zoning)/170 single-family detached residential units (est. ^a)
63	Tract 43589	75.61 acres (NU5 Zoning)/90 single-family detached residential units (est. ^a)
64	TR 066561	81.72 acres (NU3 Zoning)/16 single-family detached residential units (est. ^a)
65	Valencia Sheraton	200-room hotel
66	Valencia Town Center Square	10 residential units; 40,000 sq. ft. of commercial retail and office
67	Pitchess Detention Center	1,156 additional beds in a low to medium security detention facility

**Table 4.2-1 (Continued)
Related Projects**

No.	Project	Description
<p>See Figure 4.2-2, Related Projects Map, on page 4.2-10 for locations.</p> <p>^a Number of residential units estimated based on General Plan allowable land use density.</p> <p>Source: L.A. County Dept. of Public Works (March 2014); L.A. County Dept. of Regional Planning GIS-NET3 (accessed March 2014); Mission Village Traffic Impact Analysis (March 2011); Castaic Bridge and Major Thoroughfare Construction Fee District Update Report (June 2009); discussions with City of Santa Clarita staff (April 2013); Stantec Consulting Services Inc., June 2014.</p>		

Based on the TAZ land use data for the Project's cumulative scenario, provided in **Appendix 4.2** of this Draft EIR, the following growth is estimated to occur between 2012 and 2024 within the approximated Valley area: 24,539 single-family units, 23,941 multi-family units, 461 mobile homes, and 1,958 senior units; 13.646 million square feet of industrial park and warehouse/manufacturing floor area; 10.257 million square feet of office and business park uses; 7.927 million square feet of commercial center floor area; 97,225 square feet of restaurant uses; 1,103 hotel rooms; educational facilities to accommodate 24,996 students; 31,570 square feet of library space; and miscellaneous other uses including car dealership, movie theater, park/recreation, amusement park, landfill, hospital, post office, and church uses.²

Based on 2010 U.S. Census data for the community of Stevenson Ranch, located south of the Project Site, the average household size within the Project area is 3.36 persons per household.³ Applying this average household size to all forecasted new units, the residential population within the Valley area is estimated to increase by roughly 171,000 persons by 2024. For comparison, the Area Plan projects population growth in the Santa Clarita Valley Planning Area ranging from approximately 247,000 to 272,000 persons between the year 2000 and build out of the Area Plan (approximately 2035).⁴

² Stantec Consulting Services, Inc., June 2014.

³ Average household size for owner- and renter-occupied units for Census Tract 9203.38. Source: U.S. Census Bureau, 2010.

⁴ Santa Clarita Valley Area Plan: One Valley One Vision, 2012, Chapter 2: Land Use Element, pp. 28 and 29.



5. CUMULATIVE IMPACT ANALYSIS METHODOLOGY

The specific amount of future development and/or group of related projects that may collectively produce cumulative impacts can differ from environmental issue to environmental issue due to a number of factors, including the extent of the affected geographic area. As previously indicated, certain cumulative analyses may involve geographic contexts based on service areas, while others may be Valley-wide or even more regional in nature, and yet others may be site-specific. A summary of the geographic context and relevant aspects of each of the cumulative analyses set forth in this Draft EIR is provided below.

- **Aesthetics, Views, and Light and Glare**—The geographic context for this cumulative impact analysis is the immediate Project vicinity, as such impacts are typically localized. In general, only development within the same viewshed has the potential for cumulative effects. While projects located at a distance from one another may appear within the same panoramic view, the overall effect that a particular development or structure(s) has on aesthetics, views, light, and glare generally decreases with distance. Only those projects sufficiently close to influence the visual character of the immediate Project area or affect the same off-site sensitive uses could pose cumulative effects in conjunction with the Project.
- **Agricultural and Forest Resources**—The geographic context for the cumulative impact analysis of designated Farmland and other agricultural resources is the County, while the geographic context for the cumulative analysis of forest resources is the California Department of Forestry and Fire Protection’s 19.9-million acre South Coast area, which encompasses four national forests (Angeles, Cleveland, Los Padres, and San Bernardino) and other federal, state, and privately owned land.
- **Air Quality**—The geographic context for this cumulative impact analysis is the South Coast Air Basin, an approximately 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. According to the South Coast Air Quality Management District (SCAQMD), individual projects that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts (which are quantified) would cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. (See **Figure 5.3-1**, SCAQMD Source Receptor Areas, in **Section 5.3**, Air Quality.)
- **Biological Resources**—This cumulative analysis is based on the Upper Santa Clara River Watershed Study and covers a regional geography comprised of four

watersheds that make up a 425,507-acre portion of the Santa Clara Sub-Basin. These four watersheds were selected because, when compared to downstream watersheds in the Sub-Basin, they are more likely to be developed and sustain effects from Newhall Land projects in the immediate area. This study area also is generally consistent with the conservation area delineated in the Santa Clara River Upper Watershed Conservation Plan produced by The Nature Conservancy. The use of a watershed-scale study area to identify project-specific and cumulative effects on biological resources is endorsed by federal agencies such as the Bureau of Land Management, the U.S. Forest Service, the USFWS, and the U.S. Environmental Protection Agency. (See **Figure 5.4-13**, EIR Regional Watershed Map, in **Section 5.4**, Biological Resources.)

- **Cultural and Paleontological Resources**—The geographic context for the cumulative impact analysis of historic, archaeological, and paleontological resources is the general Project vicinity, as such impacts are typically localized. Although impacts to historic resources tend to be site-specific, the analysis of cumulative impacts to historic resources is based on whether the impacts of the Project and other related projects in the vicinity, when taken as a whole, would substantially diminish the number of historic resources within the same or similar context or property type.
- **Geology and Soils**—Due to the site-specific nature of geological conditions (e.g., soils, geological features, seismic features, etc), geology impacts are typically assessed on a project-by-project basis, rather than on a cumulative basis. None of the Project Site’s physical characteristics are unique or more likely to involve or induce geologic or geotechnical impacts than other physical features throughout the surrounding area. The analysis focuses on regulatory compliance as a means of minimizing risks associated with seismic and geotechnical hazards.
- **Greenhouse Gas Emissions**—While climate change occurs on a global level and is therefore, by definition, a cumulative issue, the State of California has established a mandate to reduce cumulative statewide emissions. In the absence of global standards or thresholds, Project compliance with the GHG emission reductions called for by state legislation is assumed to represent a less-than-significant contribution to a cumulative impact.
- **Hazards and Hazardous Materials**—While impacts associated with hazards and hazardous materials are typically site-specific and do not cumulatively affect off-site areas, conditions such as contaminated groundwater can affect down-gradient properties. Additionally, new development may occur on or around properties in the immediate Project area known to contain hazardous or

potentially hazardous conditions, such as hazardous waste generation or handling, or the presence of leaking underground storage tanks. The analysis focuses on regulatory compliance as a means of minimizing risks associated with hazards and hazardous materials.

- **Hydrology**—The geographic context for the cumulative impact analysis of hydrology is Reach 5 of the Santa Clara River (River), which extends from roughly I-5 north of the Project Site to just west of the Los Angeles/Ventura County line. This area includes the approximately 1,500-acre tributary watershed in which the Project Site is located, the Newhall Ranch Specific Plan area to the west, and southerly draining areas located north of the River. Through regulatory compliance, cumulative development is expected to include appropriate drainage infrastructure and ensure storm runoff discharge quantities do not increase. (See **Figure 5.10-2**, Project Vicinity and Monitoring Locations, in **Section 5.10**, Hydrology and Water Quality—Water Quality, which depicts Santa Clara River Reach 5.)
- **Water Quality**—As with hydrology, the geographic context for the cumulative impact analysis of water quality is Reach 5 of the River. The analysis focuses on compliance with numerous regulatory requirements designed to assure that regional development does not adversely affect water quality. (See **Figure 5.10-2**, Project Vicinity and Monitoring Locations, in **Section 5.10**, Hydrology and Water Quality—Water Quality, which depicts Santa Clara River Reach 5.)
- **Land Use and Planning**—The overall geographic context for the cumulative land use analysis is the Valley, although land use compatibility is assessed on a more localized level for the immediate Project area. The discussion is based largely on the recently updated Area Plan, which addresses long-term growth in the Valley. (See **Figure 4.2-1**, Cumulative Geography Comparison Map, for a map depicting the Valley boundaries.)
- **Mineral Resources**—The California Geological Survey monitors the consumption of aggregate resources in four separate Production-Consumption regions located entirely or partially within the County. The Project Site is located within the Saugus–Newhall Production-Consumption region, which covers an approximately 650-square-mile area from near the community of Castaic south to the San Fernando Valley and from Soledad Canyon west to near the Ventura County line. The geographic context of the cumulative impact analysis of mineral resources is the San Fernando Valley and Saugus–Newhall Production-Consumption regions, which are frequently evaluated together for the purposes of evaluating aggregate resources.

- **Noise**—The geographic context for the cumulative impact analysis of noise is the immediate Project vicinity, as such impacts are typically localized. Construction noise in particular has the potential to affect areas within 500 feet of a construction site; thus, noise from construction activities for two projects within 1,000 feet of each other can contribute to a cumulative noise impact for receptors located midway between the two sites. Operational noise was evaluated at the nearest off-site sensitive receptors, while cumulative noise impacts due to off-site traffic was evaluated for the broader roadway network. The latter analysis takes into account the roadway segments most affected by the Project as well as the sensitivity of land uses located adjacent to those segments.
- **Population, Housing, and Employment**—The geographic context for the cumulative impact analysis of population, housing, and employment is the SCAG region. The Project and likely most of the related projects are accounted for in SCAG's growth projections, which are updated regularly and include proposed, planned, and approved projects throughout the region.
- **Fire Protection**—The geographic context for the cumulative impact analysis of fire protection is the County Fire Department service area. The Fire Department employs a regional approach to providing fire protection and emergency medical services, wherein emergency response units are dispatched as needed to an incident anywhere in the Fire Department's service territory based on distance and availability, without regard to jurisdictional or municipal boundaries.
- **Sheriff Protection**—The geographic context for this cumulative impact analysis is the service areas of the County Sheriff's Department Santa Clarita Valley Station and the Newhall Area California Highway Patrol (CHP) Station. To address the impact of new development, the County imposes a Law Enforcement Facilities Fee on new residential, commercial, office, and industrial development located within unincorporated areas, including Santa Clarita, based on the estimated cost of providing the projected law enforcement facility needs within each defined law enforcement facilities fee zone. The Law Enforcement Facilities Fee is intended to provide sufficient revenues to pay for land acquisition, engineering, construction, installation, purchasing, and other costs for the provision of capital law enforcement facilities and equipment needed to serve new development in the unincorporated Santa Clarita Valley.⁵

⁵ *Written correspondence, Leroy Baca, Sheriff, County of Los Angeles Sheriff's Department Headquarters, September 27, 2013.*

- **Schools**—The geographic context for the cumulative impact analysis of schools is comprised of the Valley, which includes the Newhall, Saugus, and Hart Districts, among other school districts. Pursuant to Senate Bill (SB) 50, new development is required to pay development fees to public school districts prior to the issuance of building permits. Alternatively, projects may enter into separate agreements with the school districts to mitigate impacts to schools. (See **Figure 4.2-1**, Cumulative Geography Comparison Map, for a map depicting the Valley boundaries.)
- **Parks and Recreation**—The geographic context for the cumulative impact analysis of parks and recreation is the Valley. The proponents of new development projects are required to comply with the County’s Park Dedication Ordinance or other applicable local (i.e., City) parkland requirements, in accordance with the state Quimby Act, and must therefore provide adequate park resources and/or pay in-lieu fees. (See **Figure 4.2-1**, Cumulative Geography Comparison Map, for a map depicting the Valley boundaries.)
- **Libraries**—The geographic context for the cumulative impact analysis of libraries is the Valley. The Area Plan acknowledges the need to expand library resources in the Valley to accommodate future growth and development. Payment of the County’s Library Facilities Mitigation Fee, which funds library construction and enhancements, mitigates the impact of residential development upon public library facilities. (See **Figure 4.2-1**, Cumulative Geography Comparison Map, for a map depicting the Valley boundaries.)
- **Transportation/Traffic**—The cumulative traffic analysis incorporates a local study area to address impacts to intersections located relatively close to the Project Site and a broader study area that includes nearby freeway segments and interchanges. The analysis is based on the aforementioned TAZ land use data, which reflects the growth projected in the County and City General Plans as well as the recently updated Area Plan, in addition to the identified related projects. This data serves as an input to the traffic model used to forecast traffic volumes and patterns in the surrounding area. (See Figures 1-3 and 1-4 in the Traffic Study provided in **Appendix 5.20A**).
- **Water Supply and Service**—The geographic boundary for the cumulative water impact analysis is the Castaic Lake Water Agency (CLWA) service area, which includes the Valencia Water Company (VWC) service area, within which the Project Site is located. Both agencies have adopted the 2010 Urban Water Management Plan (UWMP) for the Valley, which assesses the availability and reliability of water supplies to meet total existing and projected water demand over a 20-year period. The water demand estimates provided in the UWMP are

consistent with the population growth projections prepared for the County's General Plan and the adopted Area Plan. (See **Figure 5.21-1**, Castaic Lake Water Agency and Valencia Water Company Service Areas, in **Section 5.21**, Utilities and Service Systems—Water Supply and Service.)

- **Wastewater Disposal**—The geographic context for the cumulative impact analysis of wastewater conveyance systems is the immediate Project vicinity (i.e., the area served by the existing conveyance systems that would serve the Project), and the geographic context for the cumulative impact analysis of wastewater treatment facilities is the Santa Clarita Valley Sanitation District's service area. The Valley Sanitation District's service area's future wastewater treatment needs are based on data within their Final Chloride Compliance Facilities Plan and Final EIR, which is in turn based on population projections set forth in SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).
- **Energy**—The geographic context for the cumulative impact analysis of electricity is Southern California Edison's (SCE) service area, and the geographic context for the cumulative impact analysis of natural gas is the Southern California Gas Company's (SoCalGas) service area. In addition, the geographic context for the cumulative impact analysis of transportation energy is the State of California with respect to transportation fuel consumption and the five county SCAG region with regard to development patterns and their influence on transportation energy consumption. The analysis is based in part on data provided by the California Energy Commission, the State's principal energy planning organization, which analyzes energy usage throughout the State and publishes a demand forecast staff report every few years.
- **Solid Waste**—Since landfill capacity is generally planned for on a County-wide basis, the geographic context for the cumulative impact analysis of solid waste is the County of Los Angeles. The County's future solid waste disposal needs are based on data within the County of Los Angeles Countywide Siting Element (1997) as well as the Countywide Integrated Waste Management Plan 2012 Annual Report prepared by the County Department of Public Works.