

Section 4.0  
**BASIS OF CUMULATIVE ANALYSIS**

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## 4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, provides the following definition of cumulative impacts: “*Cumulative impacts refers to two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts.*” Pursuant to Section 15130(a) of the aforementioned Guidelines, cumulative impacts of a project shall be discussed when the project’s effect is cumulatively considerable, as defined in Section 15065(c) of the *CEQA Guidelines*. The Initial Study Checklist provided as part of Appendix A indicates that the proposed project may yield potentially significant cumulative effects. As a result, this EIR provides a cumulative impact assessment for each applicable environmental issue in each respective section, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130, the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness. Per *CEQA Guidelines* Section 15130(b), the following elements are necessary in an adequate discussion of significant cumulative impacts:

1. Either:
  - 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 Agency, or
  - b. A summary of projections contained in an adopted General Plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact; and
2. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and
3. A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects of a proposed project.

*Table 4-1, Cumulative Projects List*, identifies related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. Information integral to the identification process was obtained from the City of Santa Clarita and County of Los Angeles. The resulting related projects include those determined to be at least indirectly capable of interacting with the proposed project.



**Table 4-1  
Cumulative Projects List**

	Name and/or Location	Description
1	Landmark Village/Tract 53108 South of SR-126 at Wolcott and Chiquito Canyon Road (Part of Approved Newhall Ranch Specific Plan)	308 Single-Family Residential DU 1,136 Multi-Family Residential DU 1,033,000 SF Commercial
2	Mission Village/Tract 61105 South of SR-126, west of Six Flags Magic Mountain (Part of Approved Newhall Ranch Specific Plan)	291 Single-Family Residential DU 5,040 Multi-Family (Condominium/ Townhome) DU 1,300,000 SF Commercial
3	Homestead/Tract 60678 West of the proposed Mission Village development, west and south of the proposed Landmark development, as well as south of the existing Val Verde community (via extensions of Valencia Boulevard and Magic Mountain Parkway, as well as intersections with State Route-126) (Part of Approved Newhall Ranch Specific Plan)	965 Single-Family Residential DU 4,812 Multi-Family Residential (Condominium/ Townhome) DU 1,310,000 SF Commercial
4	PM 18108 West of The Old Road, north of SR-126 (Part of Approved Valencia Commerce Center CUP 87-360)	3,500,000 SF Industrial/Business Park at Buildout (including existing)
5	Tract 60030 West of Commerce Center Drive (via extension of Witherspoon Parkway)	1,300,000 SF Industrial Park
6	Tract 60257 East of Del Valle Road	233 Single-Family Residential DU 30,000 SF Commercial Retail
7	Tract 60665 East of Del Valle Road	7 Single-Family Residential DU
8	Tract 52475 North of Hasley Canyon Road, west of Del Valle Road	46 Single-Family Residential DU
9	Tract 53725 North of Hasley Canyon Road, west of Sloan Canyon Road	42 Single-Family Residential DU
10	PM 18654 West of The Old Road, north of Magic Mountain Parkway	200,000 SF Office (under construction)
11	Northlake Phase 1/Tract 51852 North of Lake Hughes Road, east of Ridge Route Road	1,696 Single-Family Residential DU 274,000 SF (20 Acres) Middle School
12	Castaic High School North of Lake Hughes Road, east of Ridge Route Road	500,000 SF (50 Acres) High School
13	Riverpark/Tract 53425 North and south of Santa Clara River, terminus of Newhall Ranch Road, south of Bouquet Canyon Road and north of Soledad Canyon Road	439 Single-Family Residential DU (under construction) 650 Multi-Family Residential DU 16,000 SF Commercial 26 Acres Park
14	Heritage Hills/Tract 65806 Northwest and southwest corner of Dockweiler and Sierra Highway	190 Single-Family Residential DU



**Table 4-1 (Continued)  
Cumulative Projects List**

	Name and/or Location	Description
15	UCLA Film Archives North of McBean Parkway and west of Rockwell Canyon Road	368,730 SF Office (under construction)
16	College of the Canyons Expansion South of Valencia Blvd and west of Rockwell Canyon Road	180,000 SF (5 Acres) School
17	Gate-King Industrial Park South of San Fernando Road, west of Sierra Highway	4,200,000 SF Industrial Park
18	Milestone/Tract 61811 North side of Golden Valley Road at Robert C. Lee Parkway	167 Single-Family Residential DU (under construction)
19	Porta Bella/Whittaker-Bermite South side of Soledad Canyon Road and east of Circle J Ranch area	1,244 Single-Family Residential DU 1,667 Multi-Family Residential DU 1,241,179 SF Office 1,241,179 SF Industrial 261,000 SF (20 Acres) Elementary School 30 Acres Park
20	Lyons Ranch/Tract 53653 West of I-5 and south of Calgrove Boulevard	95 Single-Family Residential DU 95 Multi-Family Residential (Senior Housing) DU
21	Tract 53419 North of Golden Valley Rd and northwest of Sierra Highway	111 Multi-Family Residential DU (under construction)
22	Downtown Newhall Specific Plan Area	1,092 Multi-Family Residential DU 1,017,000 SF Commercial/Retail
23	North Newhall Specific Plan Area	57 Single-Family Residential DU 616 Multi-Family Residential DU 660,500 SF Commercial 261,000 SF (8 Acres) Elementary School
24	Golden Valley Ranch/Tract 52414 South of SR-14, north of Placerita Canyon Road and west of Sand Canyon Road	498 Single-Family Residential DU 618,800 SF Commercial 261,000 SF (8 Acres) Elementary School (under construction)
25	Bridgeport Market Place Northeast corner of McBean Pkwy and Newhall Ranch Road	130,000 SF Commercial 30,000 SF Office (Church) 5 Acres Park (under construction)
26	The Keystone Northeast portion of the future intersection of Newhall Ranch Road and Golden Valley Road	319 Single-Family Residential DU 180 Multi-Family Residential DU 274,000 SF (21 Acres) Middle School 4 Acres Park
27	Soledad Circle Estates South of Soledad Canyon Road at Penlon Court	147 Single-Family Residential DU
28	Soledad Village South of Santa Clara River, north of Soledad Canyon Road at Gladding Way	407 Multi-Family Residential (Condominium) DU (including 22 live/work units) 8,000 SF Commercial
29	Town Center Mall Expansion	331,860 SF Commercial



**Table 4-1 (Continued)  
Cumulative Projects List**

	Name and/or Location	Description
30	The Masters College Expansion	54 Multi-Family Residential (Condominium) DU 213,288 SF (18 Acres) School
31	Materials Recovery/Transfer Facility	160,000 SF Industrial
32	Mike Redmond's Office Park 23658 Sierra Highway	51,300 SF Office
33	Jim Backer's Mixed Use Project Northwest corner of McBean Parkway and Valencia Boulevard	10 Multi-Family Residential DU 37,000 SF Office
DU = Dwelling Unit      SF = Square Feet		