

4.0 ANALYSIS BACKGROUND

2. CUMULATIVE IMPACT ANALYSIS METHODOLOGY

1. INTRODUCTION

The California Environmental Quality Act (CEQA) requires an environmental impact report (EIR) to analyze cumulative impacts. The purpose of this section of the Supplemental EIR (SEIR) is to summarize 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.” Consistent with CEQA Guidelines Section 15152(f), the cumulative analyses herein tier from the previously certified and legally adequate analyses of cumulative impacts provided in Section 6.0, Cumulative Impacts, of the State-certified EIR.

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.

The cumulative analyses herein use a combination of both (A) and (B) listed above, as discussed further 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) combined with other anticipated or planned growth—located in proximity to the project under review.

2. 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. Refer to the cumulative analysis within each environmental analysis section in **Section 5.0**, Environmental Impact Analysis, of this SEIR and the State-certified EIR for discussion of the cumulative study area specific to each environmental issue.

3. CUMULATIVE GROWTH FORECAST AND RELATED PROJECT LIST

As discussed above, the cumulative assessments presented in **Section 5.0**, Environmental Impact Analysis, of the SEIR tier from the analyses in the State-certified EIR and follow CEQA Guidelines Section 15130(b)(1), which allows two methods of cumulative analysis: a list of related projects and a summary of growth projections from an adopted general plan or related planning document. The related projects approach is used throughout the SEIR. The SEIR's analysis of potential cumulative impacts related to air quality, water supply, wastewater, solid waste, and wildfire also rely upon the planned development for the area in the adopted Area Plan. The identified related projects are listed in **Table 4.2-1**, Related Projects, on page 4.2-3 and mapped in **Figure 4.2-1**, Related Projects Map, on page 4.2-6.¹

The following growth is estimated to occur between 2024 and 2032 within the cumulative study area: 30,767 total residential units, consisting of 29,589 single-family units, 256 multi-family units, and 409 senior units; 6,264,000 square feet of industrial floor area; 46,000 square feet of office uses; 863,900 square feet of commercial uses; 8,873,800 square feet of mixed-use office and commercial floor area; 13,000 square feet of retail uses; 4,000 square feet of restaurant uses; 679 hotel rooms; 74,600 square feet of educational facilities; and miscellaneous other uses including archive facility, studio facility, recycling facility, sheriff station, park/recreation, landfill, hospital, and church uses.²

¹ *Future land development anticipated for the Santa Clarita Valley is included in and quantified in the Santa Clarita Consolidated Traffic Model (SCVCTM). The SCVCTM includes a land use database prepared by Los Angeles County and the City of Santa Clarita that is based on the approved General Plans of each jurisdiction. This database is regularly updated as specific projects are proposed and thus incorporates a comprehensive listing of foreseeable cumulative projects. In addition, the land use database has been updated based on the County's Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan).*

² *Stantec Consulting Services, Inc., December 28, 2023.*

**Table 4.2-1
Related Projects^a**

No.	Project	Description
1	Newhall Ranch Westside Development ^b	Approximately: 24,255 residential units 8,633.8 tsf mixed-use/office/commercial 4 elementary schools 1 middle school 1 high school 1 amphitheater 360 rooms among 2 hotels
2	Valencia Commerce Center	Phase III: 664,000 sf Commercial Industrial/Retail (under construction) Future: 200 tsf commercial industrial
3	Sterling Industrial Center	1,200,000 sf industrial park
4	Green Valley Ranch (VTTM 60257)	244 single family detached residential units and 21,000 sf commercial retail
5	Green Valley Ranch (VTTM 62000)	19 single family detached residential units
6	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
7	Overland 1 TR 52192	75 single-family residential units
8	Warner Ranch/Lyons Canyon	186 residential units
9	Tract 60665	109 condo units
10	Tract 72630—Claremont Homes	46 single family detached residential units
11	Los Valles	209 single family detached residential units
12	Tract 52796—Pico Canyon	230.43 acres (NU1 & NU3 zoning)/102 single family detached residential units
13	Oakmont (West Creek)	85 tsf and 95-bed senior care facility
14	Avanti (West Creek)	92 single-family residential units
15	Trinity School Expansion	74.6 tsf school (TK-12)
16	Homewood Suites	185-room hotel
17	Gates King/Needham Ranch	4,400 tsf industrial/office space
18	Valley Street Condos	5 single-family condominium units
19	Orchard Wiley Medical	41 tsf medical office building
20	UCLA Archives Phase 3	134 tsf archive facility
21	Hospital	330 tsf medical facilities
	Henry Mayo	200 tsf building & parking structure
22	Valencia Gas Station	Gas station & 3 tsf retail
23	Element by Westin/Oliver	134-room hotel & 4 tsf restaurant
24	Tourney Place Building 6	46 tsf office building
25	VTC Square	60 apartment units & 10 tsf commercial
26	OLPH	21 tsf church & parking lot

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

No.	Project	Description
27	Dockweiler 21 Residential	96 single-family residential condos
28	Master's University Residential Master's University Master Plan	42 single-family detached condos
		240 tsf college campus expansion
29	Princessa Crossroads	925 single-family residential units
		680 tsf commercial
30	Sheriff Station	57 tsf station
31	Habitat for Heroes	78 multi-family residential units
32	Oak Ridge Industrial	300 tsf commercial/industrial business park
	Oak Ridge Commercial	30 tsf commercial
33	Chinquetera	91 tsf commercial
34	Aliento	404 single-family residential units & 95 senior units
35	Disney & ABC Studios	556 tsf indoor studio facilities
36	Park Vista	182 single-family residential units
37	Dentec	95 single-family residential units
38	River Village	1,089 residential units
39	Five Knolls	639 residential units
40	Rent-a-Bin	60 tsf recycling facility
41	Bouquet Retail	10 tsf retail building
42	Bouquet Canyon	484 residential units on 57 acres
43	Placerita Meadows	322 single-family residential units
44	Sterling Ranch	221 single-family residential units
		21 tsf neighborhood commercial
		3.1 acre neighborhood park
45	Wiley Canyon Mixed Use	379 multi-family residential units
		10.9 tsf commercial retail
		219 unit senior living facility

sf = square feet

tsf = 1,000 square feet

^a *In addition, future land development anticipated for the Santa Clarita Valley is included in and quantified in the Santa Clarita Consolidated Traffic Model (SCVCTM). The SCVCTM includes a land use database prepared by Los Angeles County and the City of Santa Clarita that is based on the approved General Plans of each jurisdiction. This database is regularly updated as specific projects are proposed and thus incorporates a comprehensive listing of foreseeable cumulative projects. In addition, the land use database has been updated based on the County's Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan). The SCVCTM includes additional approved and planned development not listed here.*

^b *Based on the Westside Santa Clarita Valley Roadway Phasing Analysis for planning purposes. Year-2030 horizon includes a portion of these development areas (refer to the Westside Santa Clarita Valley Roadway Phasing Analysis for year-2030 land use assumptions).*

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

No.	Project	Description
<i>Source: Stantec, Entrada South & Valencia Commerce Center Transportation Impact Analysis, December 28, 2023.</i>		

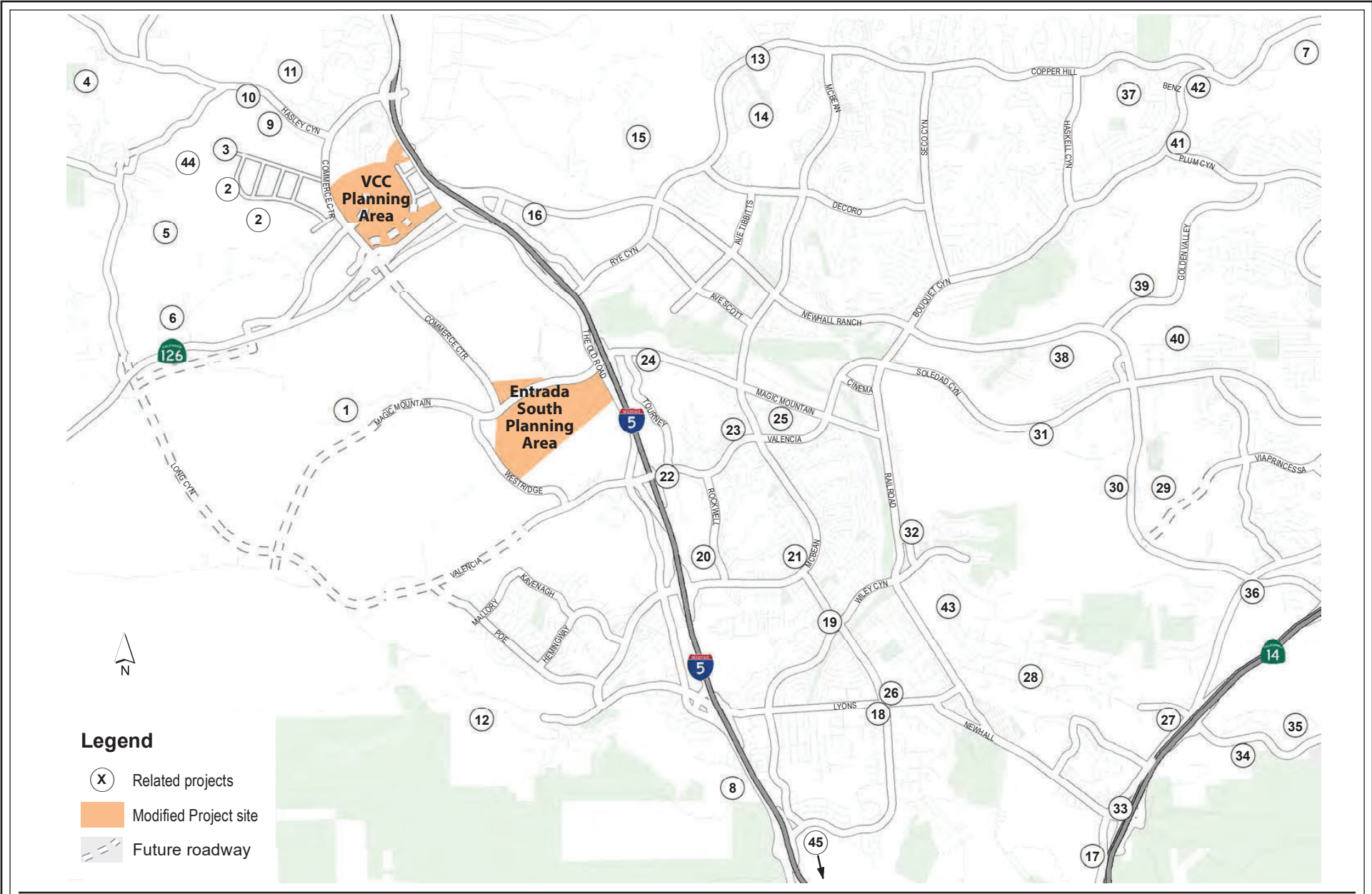


Figure 4.2-1
Related Projects Map

Source: Stantec, 2022.

Based on 2020 U.S. Census data for the community of Stevenson Ranch, located south of the Entrada South Planning Area, the average household size within the cumulative study area is 2.94 persons per household.³ Applying this average household size to the anticipated 30,767 new residential units, the related projects would increase the residential population within the Valley area by an estimated 90,455 persons between 2022 and 2030. 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.⁴

³ U.S. Census Bureau, *Households and Families for Stevenson Ranch, 2020*, <https://data.census.gov/cedsci/table?q=stevenson%20ranch&tid=ACSSST5Y2019.S1101>, accessed February 22, 2024.

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