

**Lyons Canyon Ranch  
Draft Environmental Impact Report**

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## **4.0 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 State CEQA 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. 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;
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.

Tables 4-1 and 4-2, *Cumulative Projects List*, identify 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 (refer to Exhibit 4-1, *Cumulative Project Locations*, for a map illustrating the locations of related projects).

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**Table 4-1  
Cumulative Projects List (Unincorporated Area of Los Angeles County)**

Name and/or Location	Description
1) PM062134; North of Vasquez Canyon between Burton Way and Far Hills Road; four lot subdivision and hillside cup	4 Single Family Lots on 37.63 acres
2) PM27121; 30501 Bouquet Canyon Road	4 Single Family Lots on 28.69 acres
3) TR53189; west of San Francisquito Canyon Road between Lowridge Place & Cherokee Canyon Lane	66 Lots: 60 Single Family 3 Open Space 3 Public Facility Lots on 185.8 acres
4) PM060030; South of Hasley Canyon between Camino Del Valle & Avenue Penn., Val Verde	Major land division to create 24 Industrial Lots on 119.2 acres
5) PM062336; West side of southerly Gibraltar Lane Driveway Extension	11 Industrial Condo Lots 10 Buildings 1 Parking Lot on 9.10 acres
6) PM062615; Avenue Penn approx. 500 ft southerly of Witherspoon Parkway	Major land division: 1 industrial lot with 6 attached condominiums in 3 buildings on 2.81 acres
7) TR060257; West of Camino Del Valle, easterly of Van Buren Street, Val Verde;	257 Lots: 244 Single Family 3 MF (109 NC) 1 C, 1 PK 8 Open Space on 218 acres
8) TR060319; west side of The Old Road between Sedona Way & Hillcrest Parkway	One multi-family lot with 35 new single family detached condominiums on 5.7 gross acres
9) TR060665; 279H089, 279H093; Southerly of Hasley Canyon Road	Proposed development of 10 lots
10) Newhall Ranch Project	24,680 Dwelling Units 538 Second Dwelling Units
11) TR061996;	1381 single family, 20 mf (2086 nc), 1 lot w/ 342 beds for assisted living, 8 c lots, 11 rec lots, 62 private street lots, 47 utility lots, 367 open space lots, 75 trail lots on 1750 ac
12) TR52905; south of Pico Canyon Road, approx. 1.25 mile west of I-5 Fwy; APN: 2826-020-015	37 sf lots on 94.83 ac
13) TR060359; Wistaria Valley Road between Doug Road and terminus	55 lots: 50 single family 2 public facility lots 3 open space) on 81.6 acres

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Name and/or Location	Description
14) TR060922; west of Sierra Hwy., south of Vasquez Canyon Road; APN: 2839002017	1,251 single-family lots, 1 school, 7 park, 30 open space and 12 debris basin lots on 2,206 acres
15) TR060999; South of Whites Canyon Road; APN: 2812009032	45 Single Family 1 Open Space Lot on 12.50 acres
16) TR062389; southeast of the Plum Canyon Road and Golden Valley Road intersection	6 lots; 81 units 9.9 acres
17) TR52833; 27342 Woodfall Road	751 Single Family 140 NC 155 Apartments on 602.1 acres
18) 061976; 0 VAC/Haskell Rd/VIC	4 single family lots on 22.3 ac
19) PM061748; 0 VAC/Escondido Canyon Road/Vic Hubba Road	4 Single Family Parcels with Hillside CUP on 19.00 acres
20) PM062192; 9100 Sierra Hwy	4 single family lots on 20.52
21) PM062890; Located off Shannondale near Clayvale, Acton	4 Single Family Lots on 20 gross acres
22) PM062944; 0 VAC/ Hypotenuse Rd/VIC	4 single family lots on 20 acres
23) PM11641; 3862 Roberts Road	(RA) 4 Single Family Lots on 4.89 acres in A1-10K (TN)
24) PM26478; 0 VAC/WESTCOATT/VIC; located at 31 <sup>st</sup> Street West, north of Bandell Street, south of Westcoatt Street	Four single family lots on 20 acres
25) PM26508; 0 VAC/Crown Valley Rd/Vic Banson T	4 single family lots on 5 acres
26) TR060259; 0 VAC/TICK CYN RD/1 1/2 MI N SOLEDAD; at the northeasterly extension of Shadow Pines Blvd east of Snow Drop Court and Jasmine Valley Dr	492 Single-family, 1 Park, 28 Open Space, 1 Water Tank, 7 Bio Basin and 1 Sewer Pump Station lots on 500 acres
27) TR060464; 0 VAC/CEDRAL ST/VIC ACKLINS AV	56 single family lots on 83.96 acres
28) TR061708; 0 VAC/COR SIERRA HWY/LISTIE AV	10 single family lots on 11.71 Acres
29) TR062320; 0 VAC/Sierra Hwy/VIC Johnson Road; Located 2,360 feet west of Caprock Road between Caprock Road and Johnson Road, Agua Dulce	19 Single Family Lots on 98.6 acres
30) TR060024; east & west of Van Gorder Way between Lake Hughes & Violin Canyon, Castaic	1 multi-family lot with 84 new single family detached condominiums
31) TR060543	28 single family, 1 pf, 1 open space lots on 40 ac
32) TR062351	Subdivide into 6 lots: 4 commercial lots, 1 industrial lot, 1 remainder parcel

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Name and/or Location	Description
33) TR062985; 0 VAC/COR Crown Valley Rd/Banson	16 single family lots on 19 ac
34) TR43196-2; 0 VAC/Sierra Hwy/VIC Desert Rd; at North Sierra Hwy and East McEnnery Canyon Road, Acton	Reactivation: 22 Single Family Lots on 22.6 acres
35) TR54237; 0 VAC/Sierra Hwy/Vic Ward Rd	4 single family lots and 1 remainder parcel on 32.4 Acres
36) TR54337; 0 VAC/VIC Calmgarden Rd/Silverset; Located at Cedarcroft Road/south of Y-8	(TN) 5 Single Family Lots on 79.22 acres
37) Tract No. 53074: Northeast corner of Sierra Highway and Sand Canyon Road	24 Single-family Residential DU, 100,000 square feet of commercial uses, and 2 open space lots on 55 total acres.
38) Tract No. 52355: North of Sierra Highway and east of Sand Canyon Road, just north of Tract No. 53074	63 Single-family Residential DU and 64 open space lots on 34.3 total acres.

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**Table 4-2  
Cumulative Projects List (City of Santa Clarita)**

Name and/or Location	Description
1) North of Valencia Boulevard/East of The Old Road	20,000 sq. ft. Commercial Retail
2) South of Valencia Boulevard/East of The Old Road	72,000 sq. ft. Commercial Office
3) North of McBean Parkway/West of Rockwell Canyon Road	250,000 sq. ft. Commercial Office
4) South of Valencia Boulevard/West of Rockwell Canyon Road	28,000 sq. ft. Commercial Office 6,500 Additional Students (College of the Canyons)
5) Gate-King Industrial Park: South of San Fernando Road/West of Sierra Highway	4,200,000 sq. ft. Industrial Park
6) Tract No. 61811: North side of Golden Valley Road at Robert E. Lee Parkway	167 Single-family Residential DU on 33 total acres.
7) Porta Bella or Whittaker-Bermite (partial): South of Soledad Canyon Road, east of Circle J Ranch area	Approximately 50% of the project land use is included in the Interim Year Database. 100% of the project land use is included in the long-range database. Includes 1,244 single-family dwelling units, 1,667 multi-family residential units, 2,911,000 square feet of commercial uses, and 448.7 acres of open space.
8) Valencia Town Center: East of McBean Parkway, north of Valencia Boulevard, south of Magic Mountain Parkway, and west of Citrus Street	Expansion of the existing shopping mall to consist of an additional 600,000 square feet of retail and office uses, including a new 171,000-square-foot department store.
9) Tentative Parcel Map 20838: North of Bouquet Canyon Road and south of the Santa Clara River	Development of 168 multi-family apartment dwelling units.
10) Facey Medical: Southwest corner of McBean Parkway and Valencia Boulevard	79,000 square feet of medical office uses
11) Tract No. 53419: North of Golden Valley Road and Northwest of Sierra Highway	111 Multi-family Residential DU
12) Golden Valley Ranch (Tract No. 52414): South of SR-14, north of Placerita Canyon Road, and west of Sand Canyon Road	498 Single-family Residential DU, 618,759 square feet of commercial uses, open space, a school, and fire station on 1,289 total acres.
13) Tract No. 47787: South of Placerita Canyon Road and east of Sand Canyon Road	7 Single-family Residential DU
14) Tract No. 47785: Immediately east of Sand Canyon Road, south of SR-14, and north of Placerita Cyn Rd.	20 Single-family Residential DU on 23.44 total acres.
16) Henry Mayo Newhall Memorial Hospital Master Plan: North side of McBean Parkway at Orchard Village Road.	Net addition of 601,639 square feet of medical office and administration buildings, patient towers, central utility plant, and heliport.

Table 4-1 and 4-2 summarize the related projects according to project name (if one exists), location and description of the proposed development, and is used as the basis for cumulative analysis for environmental topics in *Section 5.0*. Depending on the environmental topic discussed, different groupings of related projects were utilized for the evaluation of cumulative impacts in the various EIR sections. The rationale for these groupings is discussed below.

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## **CUMULATIVE TRAFFIC, AIR QUALITY, AND NOISE IMPACT ANALYSIS**

Due to the nature of traffic-related impacts, and the location of the project site, the project's traffic study focused on those projects located within approximately two miles of the project site. These projects were chosen because it was determined that they would result in impacts to the same local street network as the proposed project. These related projects relevant to the traffic impact analysis were taken directly from the County of Los Angeles/City of Santa Clarita valley-wide traffic model, as is the standard practice in the County of Los Angeles and the City of Santa Clarita for evaluation of traffic network impacts. The scope of this analysis was reviewed and approved by both the County of Los Angeles Public Works Department – Traffic and Lighting Division and the City of Santa Clarita Traffic Division. Therefore, cumulative projects included in the valley-wide traffic model were the only ones deemed applicable to the cumulative impacts associated with the proposed project. Furthermore, because air quality and noise impacts are based largely on traffic data, these projects are also applicable to the air quality and noise cumulative impact analysis. As such, only these projects are used in the evaluation of cumulative air quality and noise impacts.

## **CUMULATIVE BIOLOGICAL RESOURCES IMPACT ANALYSIS**

Cumulative biological resources impacts are evaluated using a specific methodology that focuses on those developments in the project area that have the potential for substantial adverse effects on species and/or habitats, regardless of whether or not such effects can be mitigated. Impacts in this regard are assessed based on the collective potential for regionally cumulative reductions in diversity and density of native plant and wildlife species. Accordingly, the related projects utilized in the Biological Resources section of the EIR were selected based on their potential for such impacts to plant and wildlife species. Therefore, only projects \_\_\_\_\_ from Tables 4-1 and 4-2 were considered related projects for determining the extent of cumulative impacts to biological resources.

## **CUMULATIVE BIOLOGICAL RESOURCES IMPACT ANALYSIS**

Cumulative impacts in all other sections of the EIR besides Traffic, Air Quality, Noise and Biological Resources, where quantified, are calculated utilizing all of the projects all of the projects listed in Table 4-1 and Table 4-2. These sections of the EIR include the following:

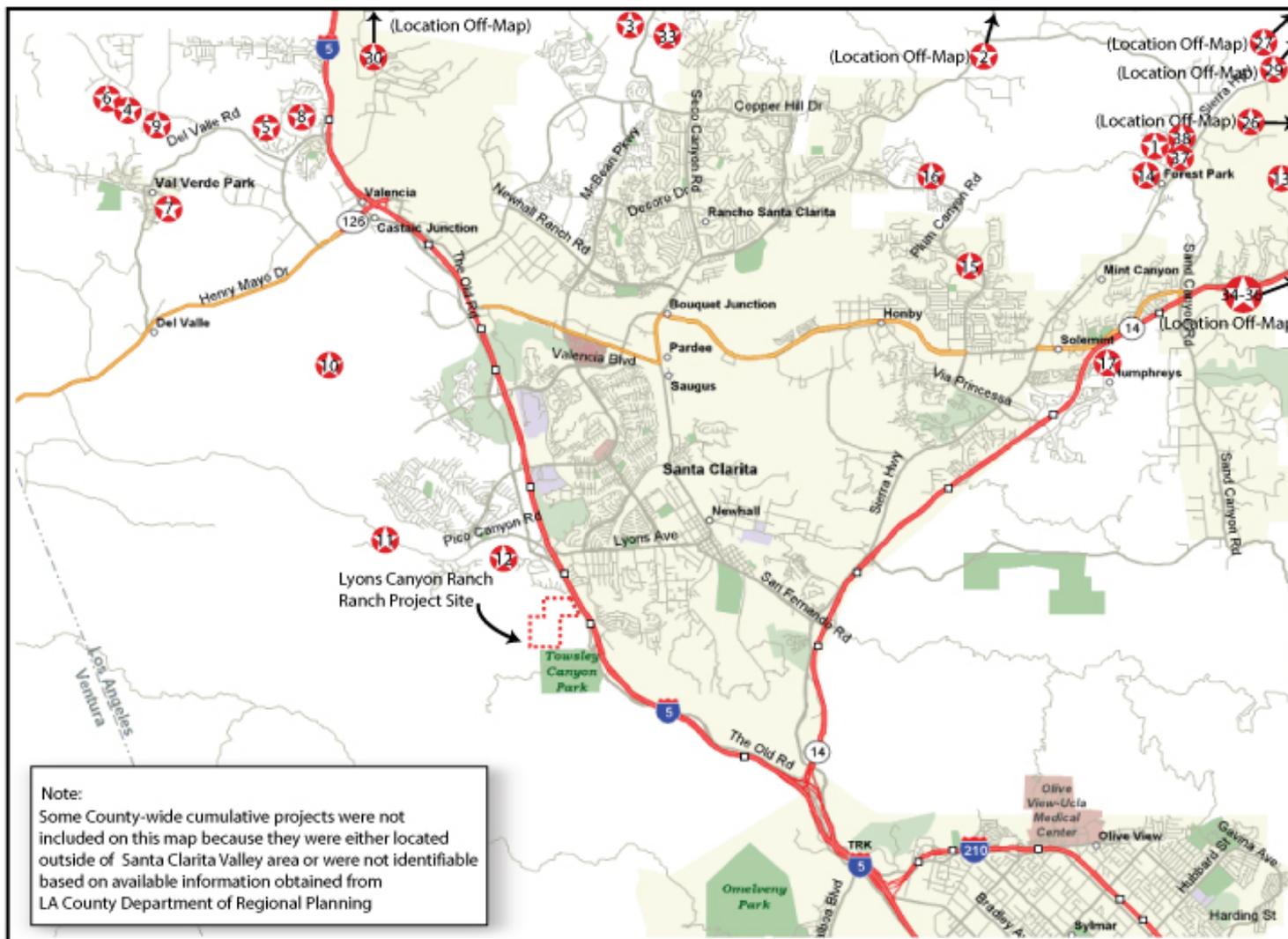
- ◆ Geology, Soils and Seismicity
- ◆ Hydrology/Drainage
- ◆ Hazards
- ◆ Cultural Resources
- ◆ Energy and Mineral Resources
- ◆ Aesthetics/Visual Resources
- ◆ Water and Wastewater
- ◆ Schools/Education
- ◆ Fire Services
- ◆ Sheriff Services

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- ◆ Solid Waste
- ◆ Electricity
- ◆ Natural Gas
- ◆ Library Services
- ◆ Parks and Recreation
- ◆ Land Use

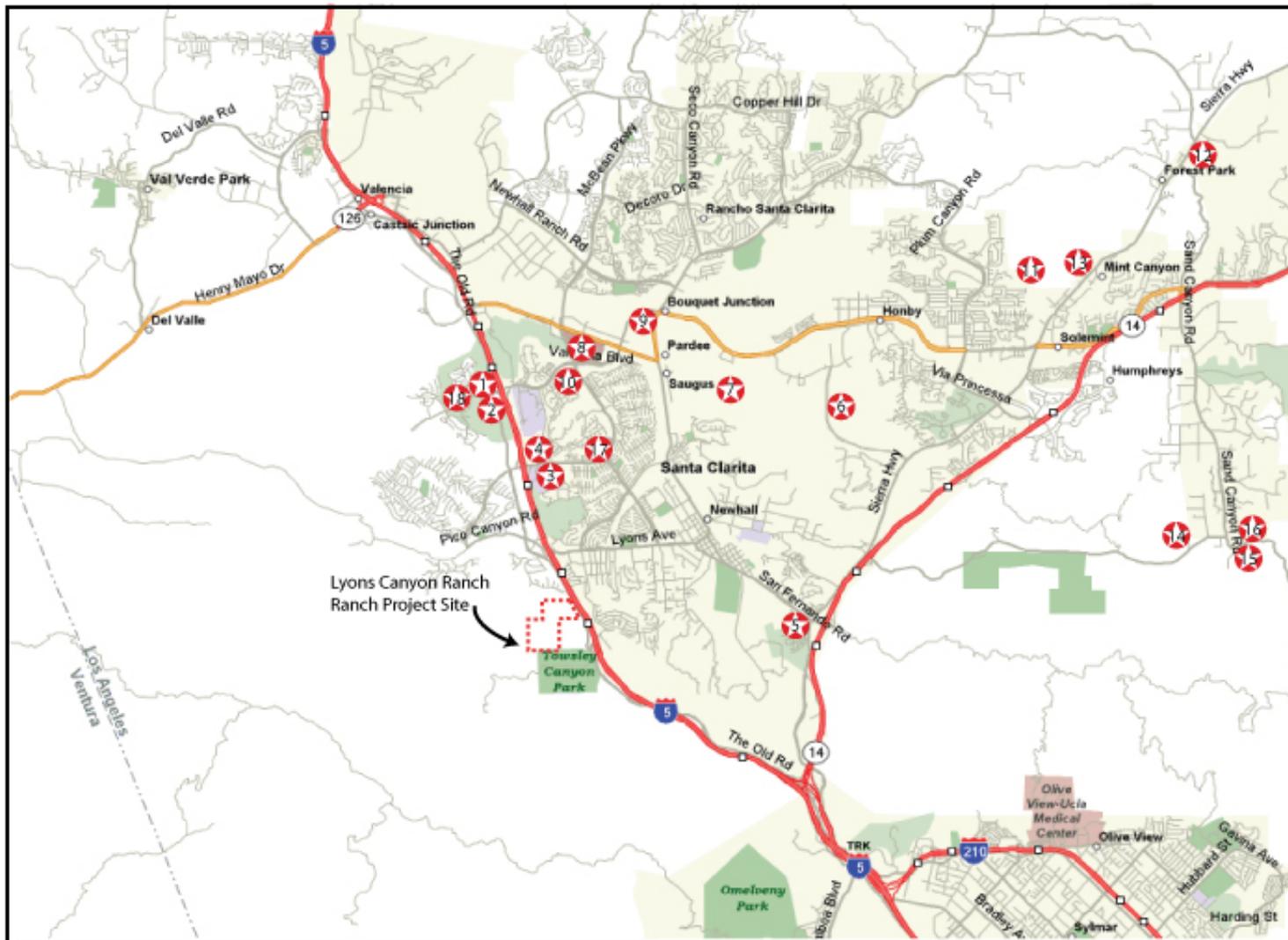
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## Cumulative Projects (Unincorporated Area of Los Angeles County)

Exhibit 4-1

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**Cumulative Projects (City of Santa Clarita)**

Exhibit 4-2