

3.0 Project Description



3.0 PROJECT DESCRIPTION

A. INTRODUCTION

The Project Applicant, The Newhall Land and Farming Company (Newhall Land), proposes to develop the Entrada South Project (the Project), a mixed-use community located in northwestern unincorporated Los Angeles County, west of Interstate 5 (I-5) and The Old Road and south of the Six Flags Magic Mountain theme park (Six Flags Magic Mountain), along Magic Mountain Parkway. The Project's general location is shown in **Figure 3-1**, Regional Location Map, on page 3.0-2 and **Figure 3-2**, Project Vicinity Map, on page 3.0-3.

The Project Site is located in the western Santa Clarita Valley (Valley), a major population and business center in northwestern Los Angeles County. The Southern California Association of Governments (SCAG) projects substantial growth in the Santa Clarita Valley between 2014 and 2035. Within that period, SCAG's adopted growth forecasts project 53,878 more people (a 19.16 percent increase), 22,170 more households (a 24.26 percent increase), and 16,398 more jobs (a 12.77 percent increase) in the Valley. Consequently, a substantial demand is projected to exist for housing, commercial uses to serve those households, and commercial office space in the Project area, which the Project is intended to help meet.

Existing or approved developments in the Project area, several of which have been put forth by the Project Applicant, include Westridge, Stevenson Ranch, the Valencia Master Plan, and the Newhall Ranch Specific Plan (Specific Plan), the latter of which is comprised of five individual communities west of I-5. As shown in **Figure 3-3**, Project Site and Surrounding Uses, on page 3.0-4, the Project represents infill development in the west Valley, surrounded by existing, planned, or approved development, including Six Flags Magic Mountain and the proposed Entrada North community to the north, Valencia Industrial Center and the City of Santa Clarita across the I-5 to the east, the communities of Westridge and proposed Legacy Village to the south and southwest, respectively, and the approved but not yet built Mission Village community within the Specific Plan area to the west.

The Project consists of the development of approximately 501.4 acres (the Project Site), shown in **Figure 3-4**, Aerial Photo of Project Site, on page 3.0-5, of which

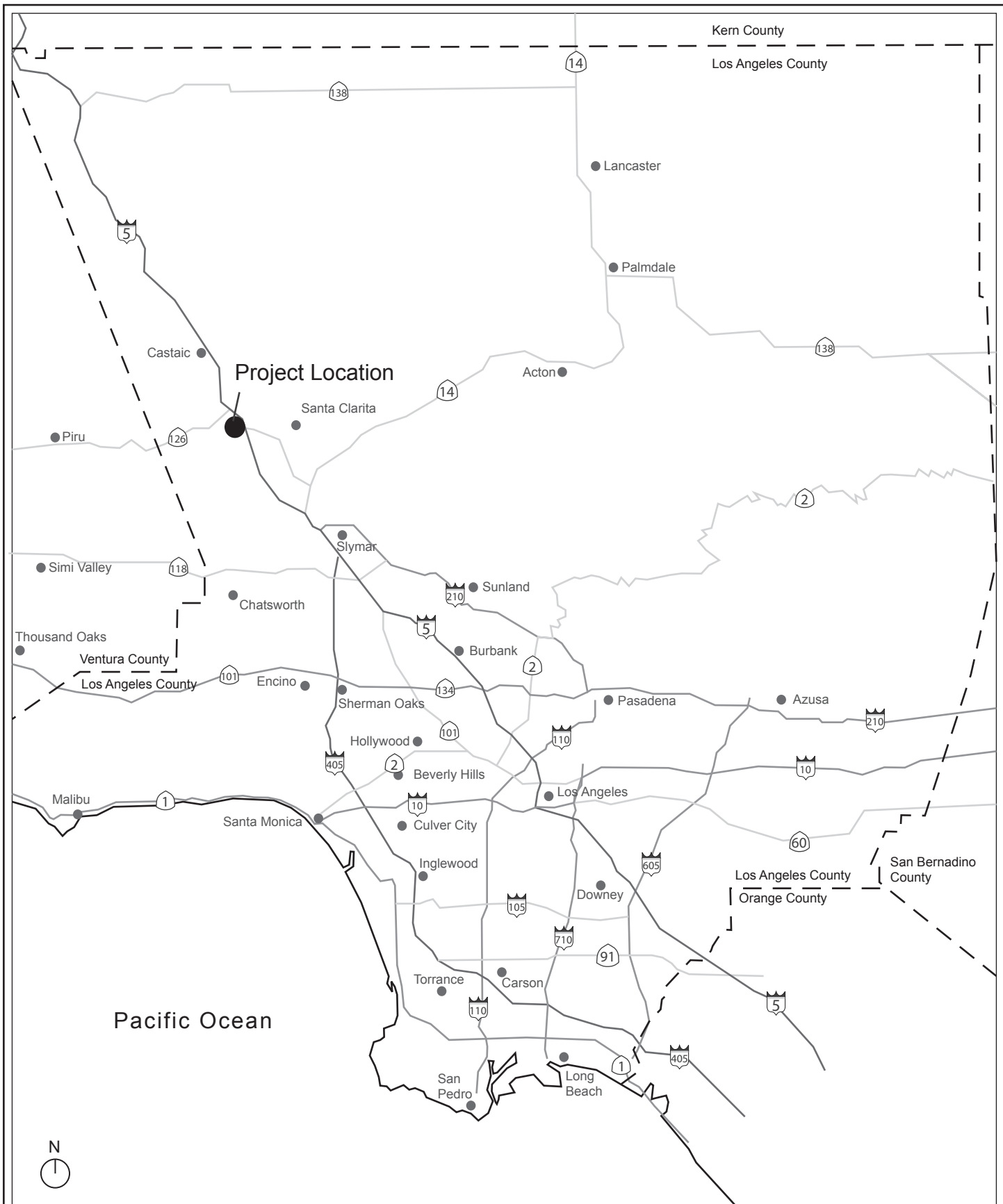


Figure 3-1
Regional Location Map



Figure 3-2
Project Vicinity Map

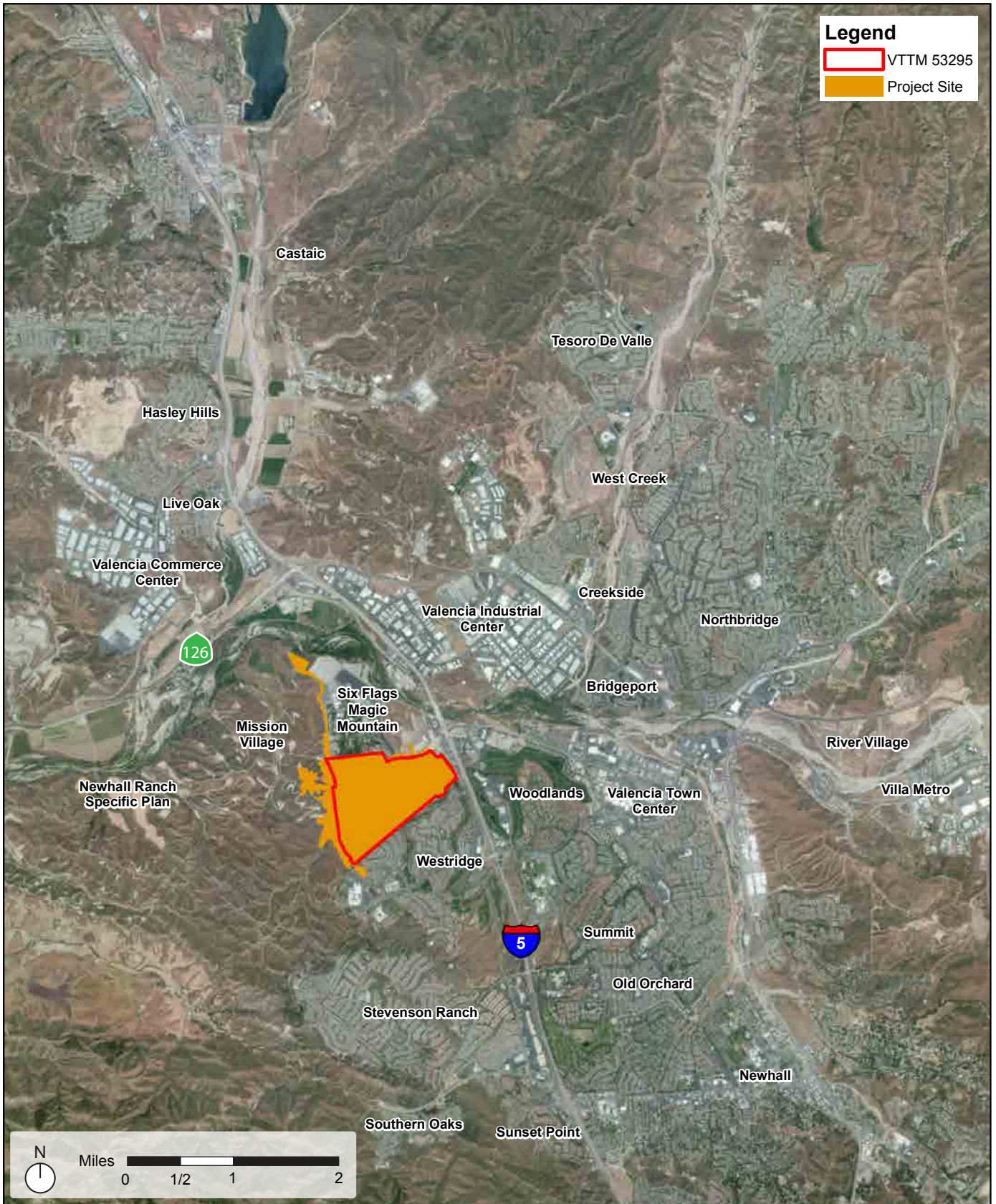


Figure 3-3
Project Site and Surrounding Areas

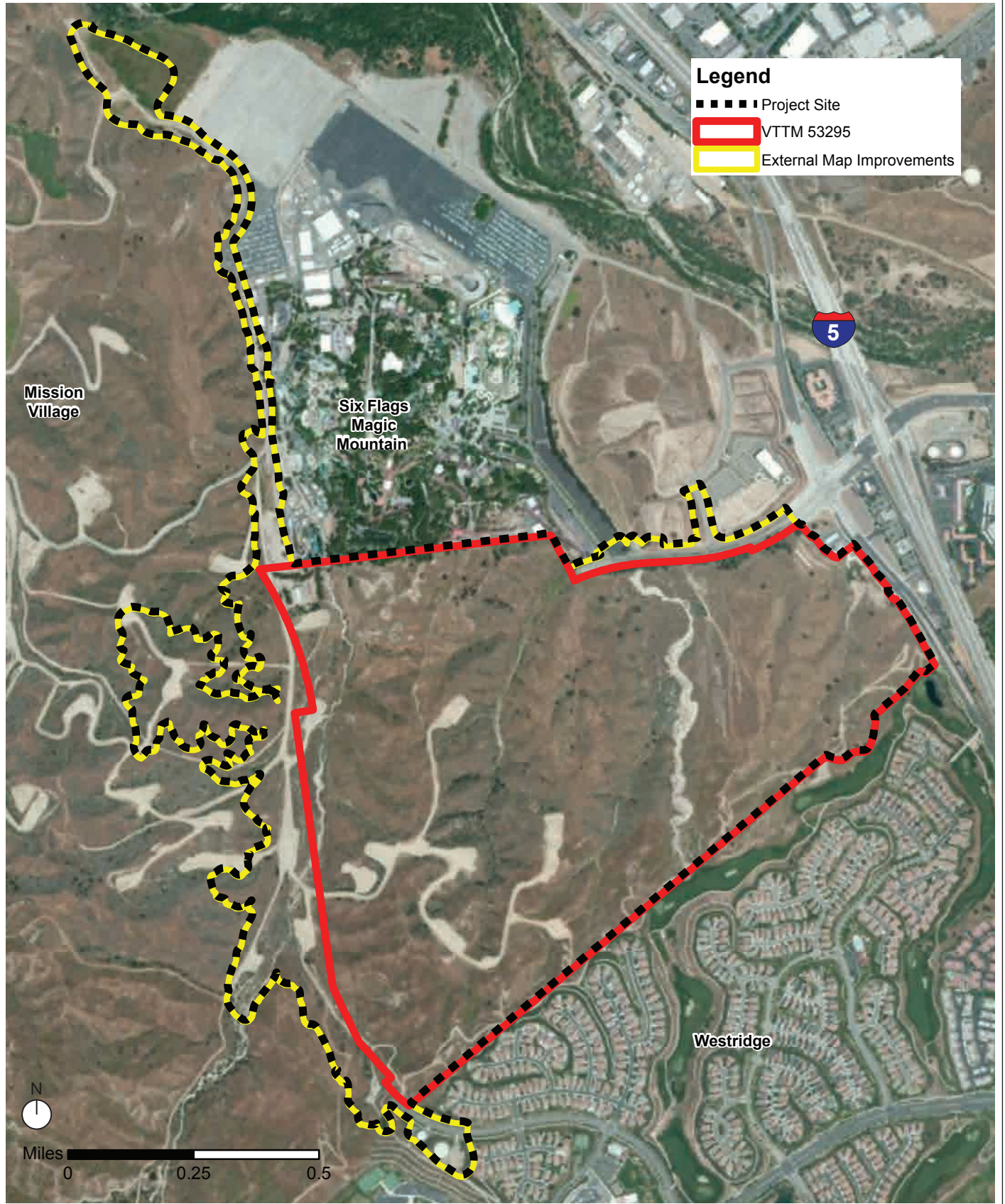


Figure 3-4
Aerial Photo of Project Site

382.3 acres are located within proposed Vesting Tentative Tract Map No. 53295 (VTTM 53295). VTTM 53295 includes 339 single-family units, 1,235 multi-family units, and 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail uses. In addition, it includes a 9.4-acre elementary school, a 5.6-acre public neighborhood park, 101.7 acres of open space areas, two private recreational centers within 2.9 acres, and 27.2-acre Spineflower Preserve.¹ Facilities and infrastructure proposed as part of the Project consist of a network of roads and trails, drainage and water quality improvements, dry utilities systems, a potable water system, a recycled water system, and a sanitary sewer system.

The 501.4-acre Project Site also includes a 119.1-acre area consisting of External Map Improvements, shown in **Figure 3-4**, Aerial Photo of Project Site, including grading, utility, roadway, drainage, and other infrastructure improvements which are outside VTTM 53295, but which are necessary to support full Project implementation. The External Map Improvements include: (1) areas within the Specific Plan boundary needed for utilities, roadways, and grading; (2) a small area within the existing Westridge community where a water tank would be located; (3) proposed segments of Westridge Parkway, Media Center Drive, and Commerce Center Drive; and (4) a strip of property along the western edge of Six Flags Magic Mountain over which the Project Applicant has an easement where drainage improvements would occur.

B. PURPOSE

The purpose of this section is to describe the Project in a manner that will be meaningful to the public, reviewing agencies, and decision makers, for review in accordance with the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA). CEQA Guidelines, Title 14 California Code of Regulations (CEQA Guidelines) Section 15124, states that a project description shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of the Project's environmental impacts: (a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location; (b) a statement of the objectives sought by the proposed project, which should include the underlying purpose of the project; (c) a general description of the project's technical, economic, and environmental characteristics; and (d) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected

¹ *Open space acreage refers to lots within the tract map designated as open space. Additional open space areas, such as natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve, bring the total open space area to approximately 153 acres.*

to use the EIR in their decision making, a list of permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements imposed by federal, state, or local laws, regulations, or policies. This section of the Draft EIR includes all of this required information, and later sections include greater detail on all these topics.

C. LEAD AGENCY

In accordance with CEQA Guidelines Section 15367, the public agency that has the principal responsibility for carrying out or approving a project is referred to as the “lead agency.” The County of Los Angeles (County) has primary land use jurisdiction over development within the unincorporated portions of Los Angeles County, which includes the Project Site, and thus, is the lead agency for the Project. The Project entitlements requested from the County are discussed later in this section. The address of the lead agency and its contact person for the Project are as follows:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Contact: Mr. Kim Szalay
(213) 974-4876
kszalay@planning.lacounty.gov

D. RESPONSIBLE AGENCIES

CEQA Guidelines Section 15381 provides that a public agency other than a lead agency that has or may have discretionary approval power over aspect(s) of a project is considered a “responsible agency.” If the County approves the Project, subsequent implementation of various Project components could require discretionary approval authority from responsible agencies that may include, but not be limited to, those listed below. Project permits and approvals requested from these agencies are discussed later in this section.

- California Regional Water Quality Control Board, Los Angeles Region (LA Regional Water Board);
- California Department of Fish and Wildlife (CDFW) (formerly Department of Fish and Game);
- California Public Utilities Commission (CPUC);
- California Department of Transportation (Caltrans);

- South Coast Air Quality Management District (SCAQMD);
- U.S. Fish and Wildlife Service (USFWS);
- U.S. Army Corps of Engineers (Corps);
- County Sanitation Districts of Los Angeles County (County Sanitation Districts);
- Los Angeles Local Agency Formation Commission (LAFCO); and
- City of Santa Clarita (City)

E. PROJECT LOCATION AND SURROUNDING USES

1. Project Location

Figure 3-1, Regional Location Map, illustrates the Project's location within the northwest portion of Los Angeles County, west of I-5. As shown in **Figure 3-2**, Project Vicinity Map, the Project is located in unincorporated Los Angeles County and the Santa Clarita Valley Planning Area (Valley Planning Area). The Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys to the south; Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

As shown in **Figure 3-3**, Project Site and Surrounding Uses, the Project Site is located west of I-5 and The Old Road and predominantly south of Six Flags Magic Mountain. This area is part of Newhall Land's original land holdings which previously included the Valencia community to the east and still includes Newhall Ranch to the west. As shown in **Figure 3-4**, Aerial Photo of Project Site, the Project Site is generally comprised of vacant land, some agricultural uses, a small plant nursery used by the adjacent Six Flags Magic Mountain, and abandoned oil wells and associated access roads. In addition, the southern boundary of the Project Site is developed with Southern California Edison electric transmission lines and towers, and a high pressure natural gas transmission pipeline traverses the southernmost portion of the Project Site from east to west. It is likely that smaller-diameter pipelines associated with past oil field operations also may be present.

2. Surrounding Uses

With regard to surrounding uses, as shown in **Figure 3-3**, Project Site and Surrounding Uses, Six Flags Magic Mountain is located north of VTTM 53295 and east of the External Map Improvements that comprise the northern portion of the Project Site.

Directly east and north of Six Flags Magic Mountain, the proposed Entrada North community is also located north of VTTM 53295. The existing community of Westridge is located immediately south of the Project Site. In addition, the City of Santa Clarita is located to the east and is separated from the Project Site by The Old Road and I-5. Finally, vacant land within the Newhall Ranch Specific Plan area is located to the west. The approved but not yet built Mission Village community within the Newhall Ranch Specific Plan area is specifically located immediately west of the Project Site. Additionally, the proposed Legacy Village community is located to the southwest.

Mission Village (VTTM 061105) is one of five developments within the Newhall Ranch Specific Plan area. Approved by the County in 2011, Mission Village will include 4,055 residential units (of which 351 are single-family units); 1,555,100 square feet of mixed-use/commercial space; a 9.5-acre elementary school; fire station, library, and bus transfer station sites; a 20.5-acre community park and 6.9-acre private recreation facility; and 693 acres of open space and trails, including an 85.8-acre spineflower preservation area. The Mission Village project also includes trails, paseos, and other mobility and roadway improvements, as well as various water, wastewater, electrical, and other infrastructure improvements.

Mission Village and Entrada South are designed as independent projects such that either one can occur independently without the other. Each project has the necessary infrastructure and access for its respective project. However, the two developments are also designed to integrate with each other and share some infrastructure and access improvements. Specifically, many of the External Map Improvements proposed as part of Entrada South, particularly infrastructure improvements, have been previously approved as part of and would support development at Mission Village. Should one project be built before the other, the first project would have the obligation to construct these shared improvements.

A description of the infrastructure and access improvements included as External Map Improvements for Entrada South is provided below. As mentioned above, should Mission Village be developed first (which may be likely given its approved status), the following improvements will be constructed pursuant to the Mission Village approval and will no longer be undertaken as part of Entrada South:

- Extension of Magic Mountain Parkway;
- Extension of Westridge Parkway to B Drive;
- Bike lanes and a community trail along the extension of Magic Mountain Parkway, and a community trail along the extension of Westridge Parkway to B Drive;

- Drainage improvements associated with the extension of the Magic Mountain Parkway and Westridge Parkway, to be located in Magic Mountain Canyon as well as Unnamed Canyons 1 and 2;
- Grading, drainage, and water quality improvements north of VTTM 53295 and west of Six Flags Magic Mountain; and
- Grading for Commerce Center Drive at the northwest edge of VTTM 53295.

Because these shared improvements are common to both projects, their resulting environmental impacts are evaluated in both this Draft EIR as well as the previously certified EIR for Mission Village. However, once the improvements are constructed as part of one project, they will not need to be constructed as part of the other project. Regardless of the order, in no case will the development of one project result in added obligations or mitigations for the other, nor will any additional environmental review be necessary. Rather, the impacts associated with construction of the latter project would be reduced accordingly.

F. PROJECT BACKGROUND

1. Existing Land Use and Zoning Designations

As discussed in more detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the existing land use designations for the Project Site (as previously defined to include VTTM 53295 and the External Map Improvements area) set forth in the recently updated Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan) are H2—Residential 2, H5—Residential 5, CM—Major Commercial, OS-PR—Parks and Recreation; and SP—Newhall Ranch Specific Plan.² See **Figure 5.11-1**, Area Plan Land Use Designations, and **Table 5.11-1**, Land Use Designations On-Site, in **Section 5.11**, Land Use and Planning, for further details.

As also discussed further in **Section 5.11**, Land Use and Planning, the Project Site is currently zoned R-1—Single-Family Residence, RPD-8500-5.1U—Residential Planned Development (5.1 dwelling units per acre), C-3—Unlimited Commercial, C-3-DP—Unlimited Commercial/Development Program, C-R—Commercial Recreation, and SP—Newhall Ranch Specific Plan. See **Figure 5.11-2**, Existing Zoning Designations, and **Table 5.11-2**, Zoning Designations On-Site, for further details.

² *Santa Clarita Valley Area Plan: One Valley One Vision 2012.*

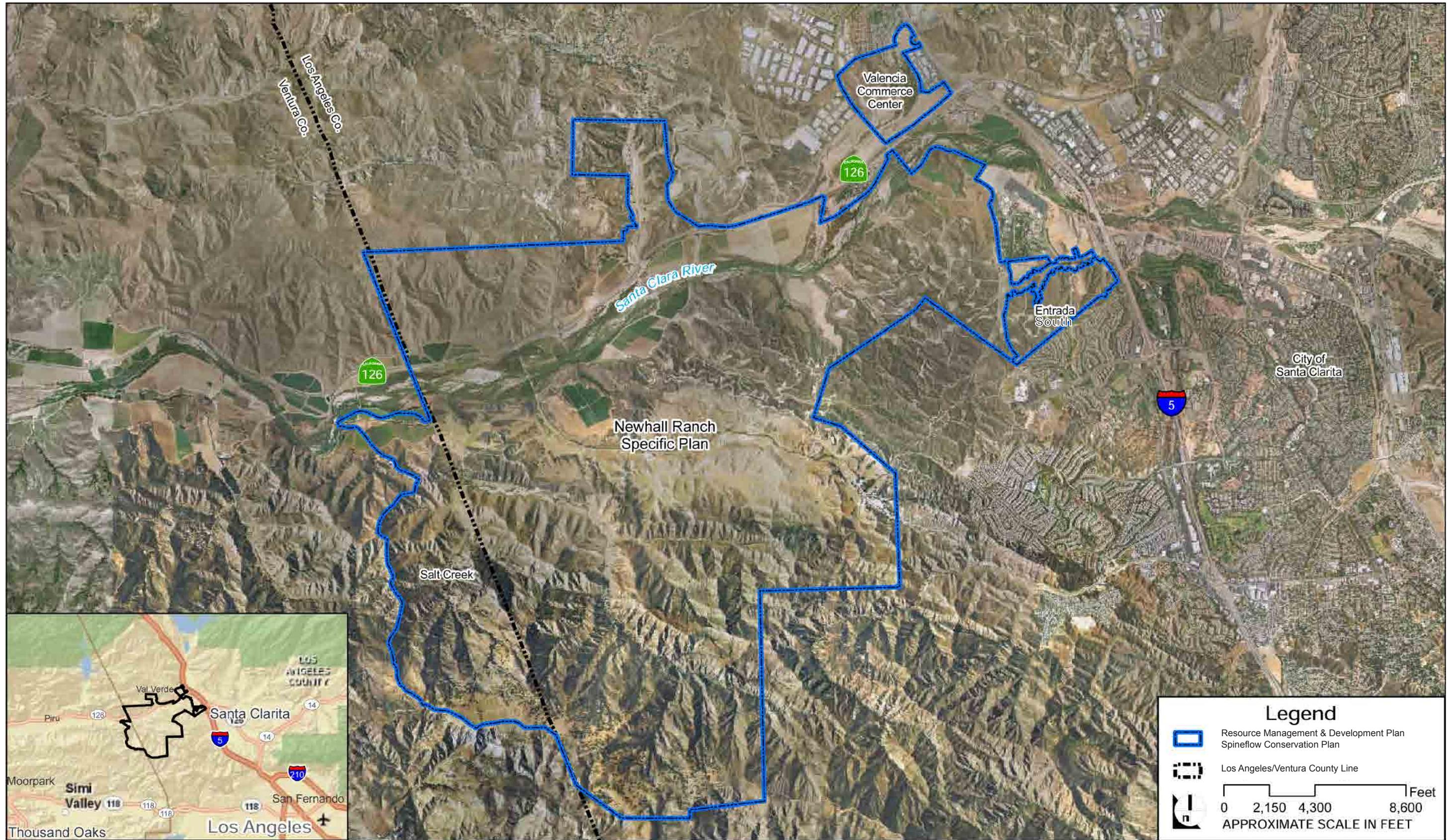
2. Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan

The Project Site is located within the area covered by the approved Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP project) prepared by the Applicant, shown in **Figure 3-5**, RMDP/SCP Project Area, on page 3.0-12, which covers certain aspects of resource management for the Project and other nearby developments. The RMDP/SCP project was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH No. 2000011025).³ The EIS/EIR identified the significant environmental impacts associated with implementation of the RMDP/SCP project and its alternatives, as well as mitigation measures to avoid or minimize such impacts. The Corps and the CDFW acted as the lead agencies with respect to the joint EIS/EIR, which was prepared in accordance with both the National Environmental Policy Act, 42 U.S.C. Sections 4321, et seq. (NEPA) and CEQA. The CDFW issued a permit for its jurisdiction on December 3, 2010, and the Corps issued a permit for its jurisdiction on October 17, 2012. As a number of the RMDP/SCP mitigation measures specified in the EIS/EIR apply to the Project, applicable RMDP/SCP EIS/EIR mitigation measures are identified in this Draft EIR, with updated information and/or clarifications provided, as needed. The Draft Mitigation Monitoring and Reporting Program (MMRP) for the Project is provided in **Appendix 7** of this Draft EIR.

The RMDP component of the RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the Santa Clara River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan area and along the extension of Magic Mountain Parkway through the Project Site. This roadway extension is intended to provide access to development within the approved Specific Plan area, the Project, and the surrounding region. The RMDP/SCP project includes issuance of a long-term, individual Clean Water Act (CWA) Section 404 permit to authorize jurisdictional impacts to the Santa Clara River and tributary drainages within the RMDP area, including two unnamed drainages within the Project Site (Unnamed Canyons 1 and 2).

The SCP component of the RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *fernandina*; spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan area, Valencia Commerce Center, and the Project Site, in order to conduct conservation planning and preserve design on the Project

³ *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report, June 2010.*



Applicant's land holdings in Los Angeles County that contain known spineflower populations. A 27.2-acre area located in the southeast corner of the Project Site is designated as a Spineflower Conservation Area (Entrada South Spineflower Preserve, generally referred to herein as the Spineflower Preserve), as discussed further below.

The Project Applicant is relying upon the SCP to obtain federal and state permits and agreements from the USFWS and CDFW to protect and manage spineflower preserves and authorize take (i.e., removal) of spineflower in areas located outside of the designated preserves. The USFWS has issued a Candidate Conservation Agreement that commits the Project Applicant to implement conservation, management, and monitoring measures for spineflower, including within the Entrada South Spineflower Preserve as set forth in the SCP. The proposed development within the Project Site will rely upon the SCP and associated take authorizations. Thus, the SCP facilitates development of the Project Site; as proposed, the Project is consistent with the approved SCP.⁴

On June 7, 2011, the USFWS issued a favorable "no jeopardy" Biological Opinion for the Newhall Ranch RMDP/SCP project. On August 31, 2011, the Corps approved the EIS portion of the EIS/EIR for the Newhall Ranch RMDP/SCP project and issued its "Record of Decision," provisionally approving Newhall's requested CWA Section 404 permit. On September 14, 2012, the LA Regional Water Board approved Order No. R4 2012-0139, which includes a Section 401 water quality certification and waste discharge requirements for the Newhall Ranch RMDP/SCP project. As previously indicated, the Corps issued its final Section 404 permit on October 19, 2012. These documents are provided in **Appendices 2C, 2D, 2E, and 2F**, respectively, of this Draft EIR.

G. PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires the Project Description to contain "a statement of the objectives sought by the proposed project." In addition, CEQA Guidelines Section 15124(b) further states "the statement of objectives should include the underlying purpose of the project."

⁴ *The Water Tank Site in the southwestern corner of the Project Site (within the External Map Improvements area), currently located in the adjacent Westridge community adjacent to existing potable and reclaimed water tanks, was not covered by the RMDP/SCP project. The Water Tank Site was graded as part of the Westridge project and reserved for a future water tank. Although not addressed within the RMDP/SCP EIS/EIR, this area was evaluated in the Westridge Environmental Impact Report (SCH No. 1990011146), and no site-specific impacts were identified. The Water Tank Site is sufficiently distant from the Santa Clara River and has no known spineflower populations. Accordingly, its inclusion in the Project Site will not have any bearing on implementation of or consistency with the RMDP/SCP project.*

The underlying purpose of the Entrada South Project is to create a mixed-use community that implements infill development interconnected with the surrounding communities, conserves on-site sensitive natural resources, and integrates land use, housing, and transportation considerations in furtherance of Senate Bill 375 (SB 375), the Sustainable Communities and Climate Protection Act of 2008, which represents the State's policy in these areas.

Below are the specific objectives that support the Project's underlying purpose:

- Create a complete mixed-use community comprised of mutually supportive land uses that offer housing, employment, shopping, recreational, and other community-serving activities and opportunities of a quality consistent with the Valencia community's design.
- Integrate Project development and infrastructure with existing, approved, and planned communities immediately surrounding the Project Site to create a regional, coordinated destination and promote physical compatibility through residential planned development and single-family residential clustering with transitional land use patterns that buffer residential areas from high-intensity commercial uses.
- Accommodate regional growth projected by SCAG in the Santa Clarita Valley Planning Area (i.e., 16,398 new jobs in the Valley between 2014 and 2035) within an infill site adjacent to existing, approved, or planned infrastructure, urban services, transportation corridors, transit facilities, and major employment centers in furtherance of SB 375 policies. Related to this effort, implement sustainable development principles, including an appropriate mix of land uses, job generation, and design elements that would: reduce vehicle miles traveled and commuting distances; increase access to transit; provide open space, recreational amenities, and trail connectivity; conserve sensitive natural resources, water, and energy; and incorporate of green building techniques.
- Avoid leapfrog development, unnecessary infrastructure, extension, and "patchwork" development which utilizes undue open space and natural resources by locating and concentrating development within and adjacent to existing, approved, and planned urbanized areas and regional transportation and transit facilities.
- Implement the vision of the Santa Clarita Valley Area Plan: One Valley One Vision 2012 by incorporating land use and environmental development consistent with the Area Plan goals and promoting development concurrent with the provision of adequate infrastructure, economic vitality, and improved quality of life within the Santa Clarita Valley.

- Design a Project that strikes a balance between the development density permitted by the Area Plan and demand for low and mid-density housing, thus offering a transition to higher density, urban development in a highly visible gateway location.
- Design a Project that carries out the resource conservation, management, and permitting responsibilities associated with the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, including establishment of a Spineflower Conservation Area, and that is sensitive to the development standards set forth in the Newhall Ranch Specific Plan.
- Allow for a range of residential housing types, sizes, and styles to serve the needs of a growing and increasingly diverse population within the County and the Santa Clarita Valley.
- Provide housing and employment opportunities to accommodate the projected increase of more than 22,000 households in the Santa Clarita Valley between 2014 and 2035 in an infill location that is close to existing, approved, and planned communities and infrastructure (e.g., roadways, transit, water and sewer lines, drainage facilities, etc.).
- Provide for commercial development that serves the needs of the local population, generates employment opportunities, and is located so as to provide a buffer between Six Flags Magic Mountain and proposed residential uses.
- Develop an elementary school to serve the local population, with adequate parking and drop-off areas and connectivity to the surrounding residential areas, and provide a public neighborhood park and private neighborhood recreation centers of adequate size and with appropriate amenities to serve the needs of Project residents and the local community.
- Establish a diverse system of pedestrian and bicycle trails, segregated from vehicular traffic, to promote interconnectivity between the various areas of the Project Site, provide access to the on-site amenities, link to the Newhall Ranch Specific Plan trail system to the west and the Westridge community to the south, and serve as an alternative to automobile use.
- Establish a circulation network that would provide adequate access throughout the Project Site and enhance connectivity to the adjacent communities and the regional transportation system, while emphasizing safety, meeting County roadway standards, and supporting alternative modes of transportation.
- Support and expand the economic base of the Santa Clarita Valley by generating employment opportunities and revenues from commercial and retail development, located close to existing, approved, and planned urban areas, regional transportation, and transit opportunities.

H. PROJECT CHARACTERISTICS

1. Project Overview

The Project is proposed as a mixed-use community located in northwestern unincorporated Los Angeles County, west of I-5 and The Old Road, generally along Magic Mountain Parkway. The Project Site consists of 501.4 acres, of which 382.3 acres are located within the boundaries of VTTM 53295, with the remaining 119.1 acres providing for External Map Improvements that would support the development of and uses within VTTM 53295.

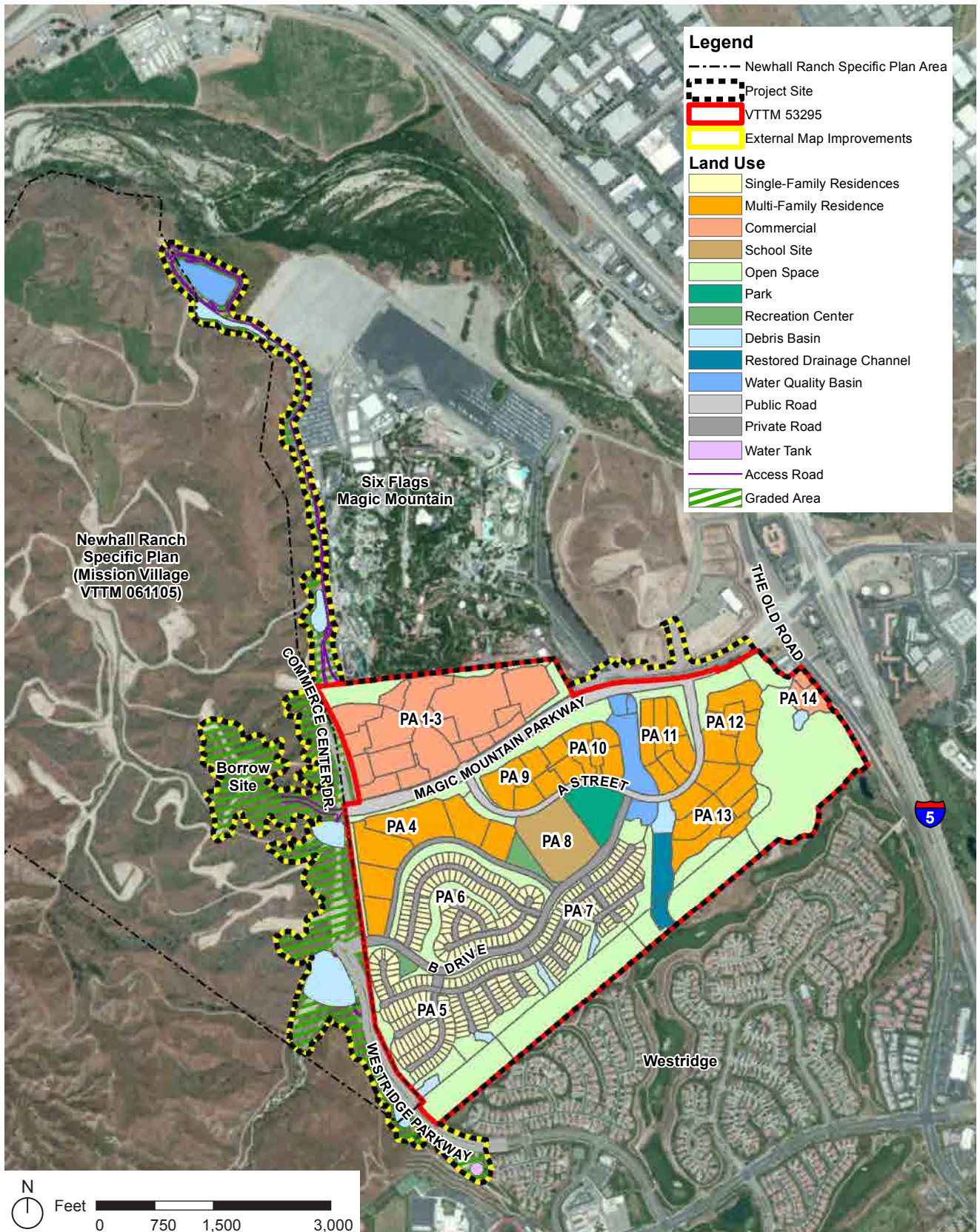
a. VTTM 53295

Development proposed to occur within VTTM 53295 includes 339 single-family residences, 1,235 multi-family residences, and 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of retail commercial development.⁵ VTTM 53295 also includes a 9.4-acre elementary school, a 27.2-acre Spineflower Preserve, a 5.6-acre public neighborhood park, two recreational centers totaling 2.9 acres, and 101.7 acres of open space areas.⁶ As shown in **Figure 3-6**, Project Planning Areas and Proposed Land Uses, on page 3.0-17, VTTM 53295 is comprised of 14 Planning Areas (PAs).

Facilities and infrastructure proposed within VTTM 53295 include a network of roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems.

⁵ *Some of the residential units may contain a living suite, defined as a room or series of rooms connected to the remainder of the dwelling unit by at least one interior connection, comprising no more than 25 percent of the gross floor area of the dwelling unit and no more than 1,000 square feet, as approved by the Director of Regional Planning or a Hearing Officer. Living suites are considered part of the main dwelling unit and, in combination with the main dwelling unit, are intended for occupancy by a single family or household.*

⁶ *Open space acreage refers to lots within the tract map designated as open space. Additional open space areas, such as natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve, bring the total open space area to approximately 153 acres.*



b. External Map Improvements

As indicated above, the Project Site includes External Map improvements within approximately 119.1 acres located outside of VTTM 53295. Depicted in **Figure 3-6**, Project Planning Areas and Proposed Land Uses, these External Map Improvements would support the uses within VTTM 53295 and consist of roadway improvements, including improvements to portions of Magic Mountain Parkway, Media Center Drive, and Commerce Center Drive, as well as the extension of Westridge Parkway to B Drive. Other External Map Improvements include: a water quality basin; debris basins; storm drain/flood control improvements and associated access roads; a potable water system, including a new water tank and an expanded booster station; wastewater and recycled water systems; relocation of a gas line with the extension of Westridge Parkway; and a grading borrow site to the west of VTTM 53295 within Mission Village. Some of the proposed External Map Improvements in the western portions of the Project Site also fall within the boundaries of Mission Village.

2. Project Entitlements

As discussed in more detail below, the Project would require approval of the following entitlements to allow implementation of the Project:

- Vesting Tentative Tract Map No. 53295. The proposed tract map would subdivide 382.3 acres of the Project Site into a total of 500 lots.
- Zone Change No. 00-210 to change existing R-1 zoning within VTTM 53295 to RPD-5000-5.8U, C-2, and C-3.
- Conditional Use Permit No. 00-210 to authorize: (1) grading within the Project Site in excess of 100,000 cubic yards; (2) implementation of the Residential Planned Development (RPD) zoning classification; (3) development in a hillside management (HM) area; (4) construction of an off-site water tank; and (5) reduction of minimum lot area from 5,000 square feet to a minimum of 4,500 square feet on the lesser of 16 single-family lots or five percent of single-family lots.
- Oak Tree Permit No. 200700018 to authorize impacts to oak trees. The Oak Tree Permit would be required for the removal of up to 67 oak trees, including 3 heritage oaks, and encroachment on up to 11 oak trees, including 1 heritage oak.
- Parking Permit No. 200700013 to authorize shared and reciprocal parking across lot lines.

The County will require additional ministerial actions, such as building plan review, grading permits, and building permits prior to actual grading and construction of the proposed improvements.

3. Project Construction

The Project may be built out in phases or all at once. Given the size of the Project, the adjacent developed areas, and existing infrastructure, it is likely that the Project Site would be mass graded all at one time to allow for construction of secondary access and utilities. Actual development of the proposed land uses would be based on market conditions and adjacent development. For purposes of this analysis, 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. Project construction hours would comply with Los Angeles County Code Sections 12.12.030 and 12.08.440, which provide for construction activities typically between the hours of 6:30 A.M. and 8:00 P.M. daily, with additional restrictions between 7:00 P.M. and 7:00 A.M., and prohibit work on Sundays and holidays.

4. Technical, Economic, and Environmental Characteristics

CEQA Guidelines Section 15124(c) requires an EIR to provide “[a] general description of the project’s technical, economic, and environmental characteristics, considering the principal engineering proposals, if any, and supporting public service facilities.” The Project includes a mix of uses including single-family, multi-family, commercial, school, park, recreation, and open space uses. The Project would provide land uses that are consistent with existing development and planned residential and commercial areas in the Valley. New housing would be provided to support existing and new employment opportunities expected to occur in the local vicinity and region. The proposed trails, park, and recreation centers would provide local recreational opportunities for new and existing residents. Additionally, the commercial uses would support the proposed residential uses, as well as the existing residents in the local vicinity.

The text below describes the proposed land uses and the improvements/infrastructure necessary to implement the Project. This description is intended to provide a sufficient level of detail from which an evaluation can be made of the significant environmental impacts that would occur should the County approve the requested entitlements (i.e., Vesting Tentative Tract Map, Zone Change, Conditional Use Permit, Oak Tree Permit, Parking Permit, etc.).

a. VTTM 53295

As discussed above, the Project Site includes VTTM 53295 as well as External Map Improvements that support the development and operation of the uses proposed within VTTM 53295. VTTM 53295 would be subdivided into a total of 500 lots, as shown in **Figure 3-7**, VTTM 53295, on page 3.0-21. Detailed subset maps of VTTM 53295 are presented in **Appendix 3** of this Draft EIR. The following is a descriptive listing of the 500 lots:

- 339 single-family lots/units;
- 38 multi-family lots (for 1,235 multi-family units);
- 19 commercial lots;
- 2 private recreational center lots;
- 1 public neighborhood park lot;
- 1 elementary school lot;
- 66 open space lots;
- 1 Spineflower Preserve lot;
- 9 utility lots for drainage infrastructure; and
- 24 roadway lots (private drives).

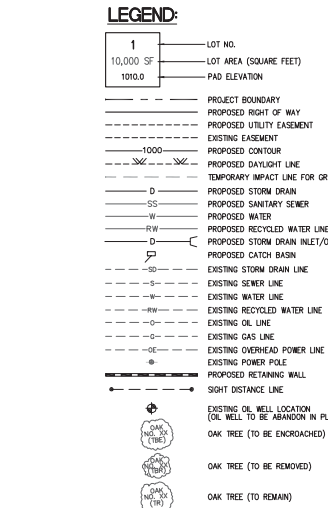
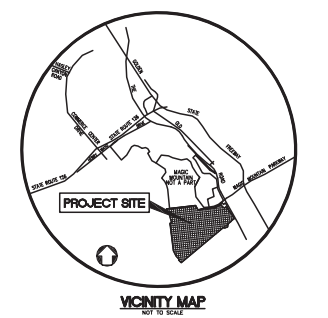
As detailed in **Table 3-1**, Proposed Land Use by Planning Area, on page 3.0-22, VTTM 53925 also comprises 14 Planning Areas, depicted in **Figure 3-6**, Project Planning Areas and Proposed Land Uses. The 14 Planning Areas are described as follows:

- **Planning Areas 1–3:** These three individual Planning Areas, located north of Magic Mountain Parkway and its extension, would function as a single commercial location encompassing approximately 52.7 acres and containing 680,000 square feet of commercial uses anticipated to be comprised of approximately 400,000 square feet of office uses and approximately 280,000 square feet of commercial retail uses. The commercial retail uses would provide convenience retail shopping, services, and dining opportunities to future residents and the surrounding communities. The location of these commercial uses would create a logical land use transition and serve as a buffer between Six Flags Magic Mountain to the north and the proposed residential uses to the south.



GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE VTM AND THE EXHIBIT MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET ONLY IF DETERMINED BY DFP AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROVED BY SDP AND THE CALIFORNIA HIGHWAY AND REGION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTM OR THIS EXHIBIT MAP MAY BE ADJUSTED TO THE SATISFACTION OF THE ARCHITECTURAL REVIEW BOARD PROVIDED THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. APPROVED BUILDINGS MUST SATISFY ALL EXISTING CODES AND ORDINANCES THE KNOWN CHANGES NOT, HOWEVER, INCLUDE:
 - A. A CHANGE IN PROPOSED LAND USE.
 - B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
- THE REVISIONS OF A "LARGE LOT PARCEL MAP" WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE REVIEW OF CONSTRUCTION, IMPROVED SUBDIVISION PROJECTS AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE REVISIONS OF A "LARGE LOT PARCEL MAP" SHALL NOT REQUIRE THE REVIEW OF CONSTRUCTION, IMPROVED SUBDIVISION PROJECTS AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE REVISIONS OF A "LARGE LOT PARCEL MAP" SHALL BE CONSIDERED THE FINAL UNIT FROM THE PURPOSE OF THE EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND APPROVED MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DFP AND DRP.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASSAGE, PEDESTRIAN BRIDGES, TRAILHEADS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DFP AND DRP.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- PERMISSION IS REQUESTED TO PROMOTE RIGHT OF WAY RETURN FOR UP TO 15 FEET FROM THE EXISTING RIGHT OF WAY LINE WHERE ALL PLANNED HIGHWAYS INTERSECT OR CROSS ONE OF THE SUBJECT'S COMMERCIAL OR RESIDENTIAL DEVELOPMENT.
- STANDARD STREET CROSS-SECTIONS AS SHOWN ON TENTATIVE TRACT MAP SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA DATED 09/11.
- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS:
 - TENTATIVE MAP NO. 53395
 - CONDITIONAL USE PERMIT NO. 00-210
 - OAK TREE PERMIT NO. 200700018
 - ZONE CHANGE NO. RZC 00-210
 - PARKING PERMIT NO. 200700013
- PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- MODIFICATIONS OF RECORDED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
- GUEST PARKING PROVIDED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
- PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
- SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
- WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 5, 9-13 AND COMMERCIAL PLANNING AREA 14 (FUTURE) IN FUTURE DEVELOPMENT, INCLUDING CHANGES TO PARKING AND TRAVEL PATTERNS, CHANGES TO COMMERCIAL PLANNING AREAS 1-3, RESIDENTIAL PLANNING AREAS 4, 5, 9-13 AND COMMERCIAL PLANNING AREA 14 (FUTURE) IN FUTURE DEVELOPMENT, CHANGES FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND ATTACHED TO ATTACHED UNITS, CHANGES TO DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS ATTACHED TO A RESULT OF THE PHASED GRADING, DRAINAGE AND EROSION CONTROL REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING AND EROSION CONTROL REPORT. THE PHASED GRADING, DRAINAGE AND EROSION CONTROL REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING AND EROSION CONTROL REPORT. THE PHASED GRADING, DRAINAGE AND EROSION CONTROL REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING AND EROSION CONTROL REPORT.
- THE ABOVE-MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATIONS) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
- PERMISSION IS REQUESTED TO HAVE REDUCED LOT SIZES (C 5000 OR 1.4-5000) FOR THE LESSER OF 50% OF THE ZONING UNIT OR THE SINGLE-FAMILY RESIDENTIAL LOTS (LOT AREA) WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 5, 9-13 AND COMMERCIAL PLANNING AREA 14 (FUTURE) IN FUTURE DEVELOPMENT, INCLUDING CHANGES TO PARKING AND TRAVEL PATTERNS, CHANGES TO COMMERCIAL PLANNING AREAS 1-3, RESIDENTIAL PLANNING AREAS 4, 5, 9-13 AND COMMERCIAL PLANNING AREA 14 (FUTURE) IN FUTURE DEVELOPMENT, CHANGES FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND ATTACHED TO ATTACHED UNITS, CHANGES TO DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS ATTACHED TO A RESULT OF THE PHASED GRADING, DRAINAGE AND EROSION CONTROL REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING AND EROSION CONTROL REPORT. THE PHASED GRADING, DRAINAGE AND EROSION CONTROL REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING AND EROSION CONTROL REPORT. THE PHASED GRADING, DRAINAGE AND EROSION CONTROL REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING AND EROSION CONTROL REPORT.
- GRADING OF VTM 53295 MAY BE DONE IN SUB-PHASES OVER THE BUT SUCH GRADING WILL BE LIMITED TO THE BOUNDARIES OF THE PHASED GRADING REPORT. ALL GRADING SHALL BE PERFORMED AS INDICATED GRADING THE LIMIT OF SUB-PHASES AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP. GRADING SHALL BE ORDERED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP. GRADING SHALL BE ORDERED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP. GRADING SHALL BE ORDERED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP.
- PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
- ALL PUBLIC UTILITIES SHALL BE DELETED TO THE EXTENT OF ALL PRIVATE DRIVEWAYS AND PARCELS. PARCELS SHALL BE DELETED TO THE EXTENT OF ALL PRIVATE DRIVEWAYS AND PARCELS. PARCELS SHALL BE DELETED TO THE EXTENT OF ALL PRIVATE DRIVEWAYS AND PARCELS. PARCELS SHALL BE DELETED TO THE EXTENT OF ALL PRIVATE DRIVEWAYS AND PARCELS.
- PLANNING AREAS 1-3 ARE A SINGLE COMMERCIAL/OFFICE PLANNING AREA.
- LOT EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS SPONSORED BY THE COUNTY OF LOS ANGELES SHALL BE DELETED TO THE EXTENT OF THE SATISFACTION OF DFP AND DRP WITHOUT AN AMENDED OR REVISED MAP.
- ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
- PERMISSION REQUESTED TO HAVE REDUCED STREET FRONTAGE AND WIDTH FROM 50 LINEAR FEET TO 40 LINEAR FEET FROM 10' TO 15' LINEAR FEET FROM 15' LINEAR FEET TO 30' LINEAR FEET OR TO 10 PERCENT OF SINGLE-FAMILY RESIDENCE LOTS AND FROM 40 LINEAR FEET TO 30 LINEAR FEET OR TO 10 PERCENT OF SINGLE-FAMILY RESIDENCE LOTS OR PARCELS UP TO EXCEED 100 PERCENT OF SINGLE-FAMILY LOTS (SECTION 21.24.040).
- WATER QUALITY BASINS AND BODMASSES WILL PROVIDE FOR TREATMENT OF STORM WATER TO BE RECLAIMED FOR THE AMENDED DRAINAGE CONCEPT.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.



ABBREVIATIONS:

AC	ADRES	UTILITY	L.A. COUNTY SANITATION DIST. 32
EX	EXISTING	WATER	VALENCIA WATER COMPANY
FF	FRESH FLOOR	ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GB	GRADE BREAK	GAS	SOUTHERN CALIFORNIA GAS CO.
HP	HIGH POINT	TELEPHONE	AT&T
L	LENGTH	CABLE TV	TIME WARNER CABLE
MIN	MINIMUM		
PROP	PROPOSED		
R	RADIUS		
R/W	RIGHT OF WAY		
SF	SQUARE FEET		
SD	STORM DRAIN		
SS	SANITARY SEWER		
TO	TO BE IMPACTED		
TBR	TO BE REMOVED		
VC	VERTICAL CURVE		
W	WATER		

LOT SUMMARY

Lot Number	Block	No. of Lots	No. of Units	Type	Dwelling Units	Commercial	Total Area
Planning Area PA-1	1-5,11	2	7	OFFICE/COMMERCIAL		400,000	18.1
	7-10,12,17	2	10	OFFICE/COMMERCIAL		280,000	26.0
	15-26	9		OPEN SPACE			8.6
Planning Area 2	27-32	2,3	6	CONDOMINIUM	178		22.3
Planning Area 3	33-105	3	124	SINGLE-FAMILY 50'x105'	124		21.6
Planning Area 4	167-281	3	115	SINGLE-FAMILY 55'x110'	115		19.5
Planning Area 5	282-379	3	90	SINGLE-FAMILY 45'x100	90		12.3
Planning Area 6	372	3	1	PUBLIC PARK SITE			6.6
Planning Area 7	373	3	1	SCHOOL SITE			8.4
Planning Area 8	374-380	3,4	7	CONDOMINIUM	256		11.1
Planning Area 9	381-383	4	5	CONDOMINIUM	49		6.9
Planning Area 10	386-393	4	8	CONDOMINIUM	298		10.4
Planning Area 11	394-398	4	5	CONDOMINIUM	130		10.8
Planning Area 12	399-405	4	7	CONDOMINIUM	194		15.5
Planning Area 13	406,407	4	2	OFFICE/COMMERCIAL		50,000	3.0
408		1		PRIVATE RECREATION CENTER "A"			2.1
409		1		PRIVATE RECREATION CENTER "B"			2.1
409-413	2,3,4	24		PRIVATE DRIVES			28.0
414-442		9		LACED			8.6
443-500		67		SINGLE-FAMILY PRESERVE			27.2
				OPEN SPACE			9.1
				PUBLIC STREETS			19.5
TOTAL		500			1,074	730,000	382.3

USE SUMMARY

USE	SF	SP	AC
SINGLE FAMILY	339		
MULTI-FAMILY/CONDO	1235		
COMMERCIAL/OFFICE	730,000		
OPEN SPACE		137.64	

NOTE: OPEN SPACE AREA IS COMPRISED OF OPEN SPACE LOTS (107.7 AC), PARK SITE (5.6 AC), SINGLE-FAMILY PRESERVE (27.2 AC) AND REC CENTERS (1.6 AC). SEE PROJECT OPEN SPACE PLAN FOR FURTHER INFORMATION. TOTAL OPEN SPACE TO APPROXIMATELY 135 AC (BASED ON THE PROJECT SITE).

SPECIAL NOTES

- WATER QUALITY BASINS AND BODMASSES WILL PROVIDE FOR TREATMENT OF STORM WATER TO BE RECLAIMED FOR THE AMENDED DRAINAGE CONCEPT.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

SURVEY NOTES:

LEGAL DATA:
 THIS SURVEY WAS PREPARED BY PHOTODUPLICATION OF RECORD MAP NO. 53295 DATED NOVEMBER 15, 2011, AND COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS.
 CONDUIT UTILITIES: 6" DIAMETER OR LARGER OTHERWISE NOTED.
 THIS SURVEY WAS PREPARED BY PHOTODUPLICATION OF RECORD MAP NO. 53295 DATED NOVEMBER 15, 2011, AND COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS.
 CONDUIT UTILITIES: 6" DIAMETER OR LARGER OTHERWISE NOTED.
 THIS SURVEY WAS PREPARED BY PHOTODUPLICATION OF RECORD MAP NO. 53295 DATED NOVEMBER 15, 2011, AND COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS.
 CONDUIT UTILITIES: 6" DIAMETER OR LARGER OTHERWISE NOTED.

PROJECT SUMMARY:

GROSS AREA: 382.3 Acres
 NET AREA: 344.2 Acres
 TOTAL LOTS: 500
 TOTAL RESIDENTIAL D.U.: 1,074 DU
 TOTAL OFFICE/COMMERCIAL: 730,000 SF
 EXISTING ZONING: R1 (328.4 AC), C-3 (52.4 AC), C-R (1.5 AC)
 PROPOSED ZONING: C-3 (157.9 AC), C-2 (1.9 AC), RPD-5000-SU (318.0 AC), C-R (1.5 AC)
 EXISTING LAND USE: HS (328.4 AC), OM (52.4 AC), OS-PR (1.5 AC)
 PROPOSED LAND USE: HS (328.4 AC), OM (52.4 AC), OS-PR (1.5 AC)
 APN: 2826-008-038, 2826-008-040, 2826-009-078

ESTIMATED EARTHWORK: ONSITE: 6,400,000 CY DIRT, 6,600,000 CY FILL
 OFFSITE: 1,400,000 CY DIRT, 1,400,000 CY FILL
 TOTAL: 7,800,000 CY DIRT, 7,800,000 CY FILL

RELATED ENTITLEMENTS
 CONDITION USE PERMIT NO.: 00-210
 OAK TREE PERMIT NO.: ROW 200700018
 ZONE CHANGE NO.: RZC 00-210
 PARKING PERMIT NO.: 200700013



Figure 3-7
VTTM 53295

**Table 3-1
Proposed Land Use by Planning Area**

Planning Area	Proposed Land Use	Proposed Residential Units	Proposed Commercial Square Footage	Gross Acres
PA 1–3	Commercial	—	680,000	52.7
PA 4	Multi-Family Residential	178	—	22.3
PA 5	Single-Family Residential	134	—	21.6
PA 6	Single-Family Residential	115	—	19.5
PA 7	Single-Family Residential	90	—	12.3
PA 8	Public Park/School	—	—	15.0
PA 9	Multi-Family Residential	255	—	11.1
PA 10	Multi-Family Residential	280	—	6.9
PA 11	Multi-Family Residential	208	—	10.4
PA 12	Multi-Family Residential	120	—	10.8
PA 13	Multi-Family Residential	194	—	15.5
PA 14	Commercial	—	50,000	3.0
Total		1,574	730,000	201.0

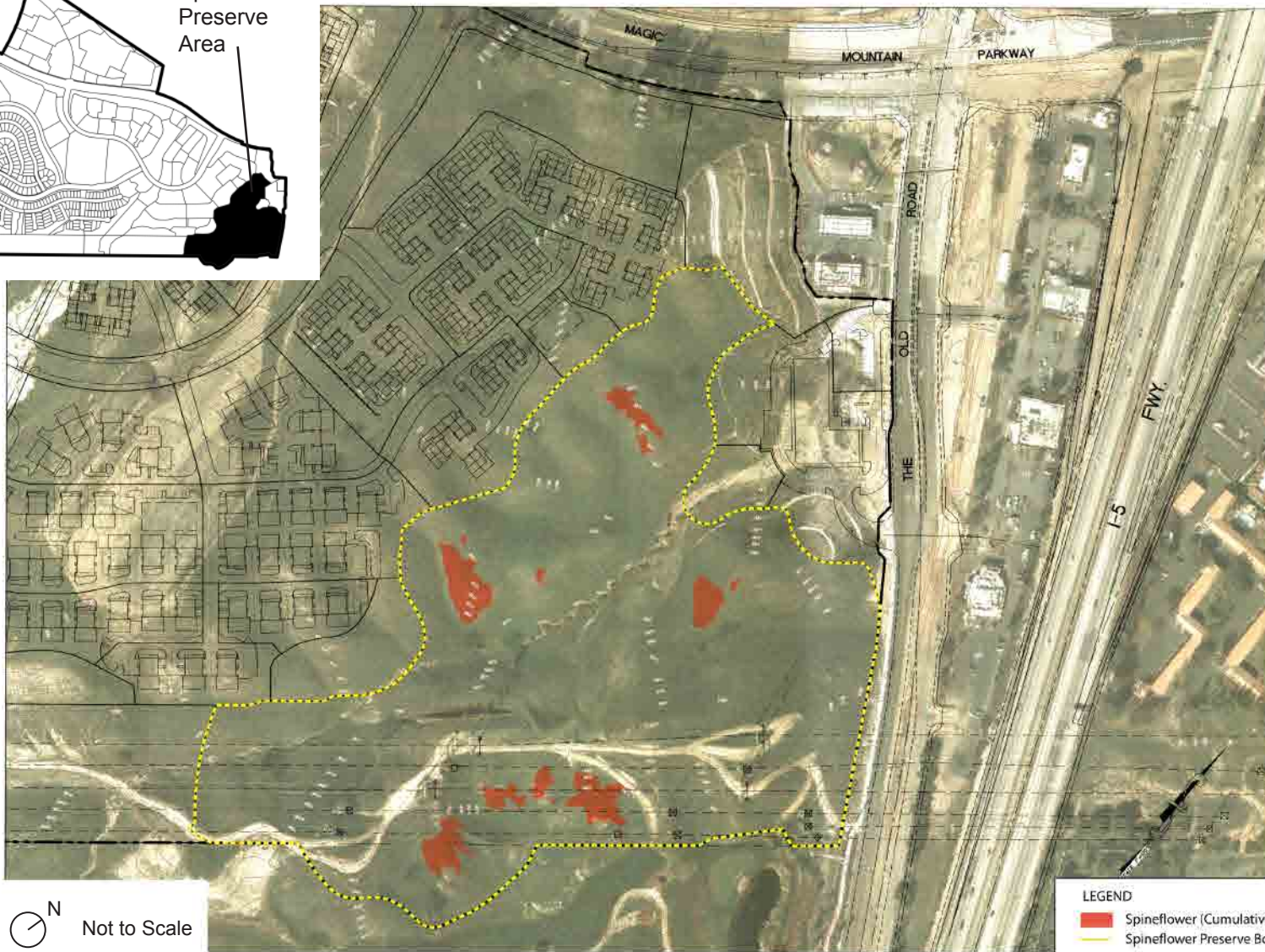
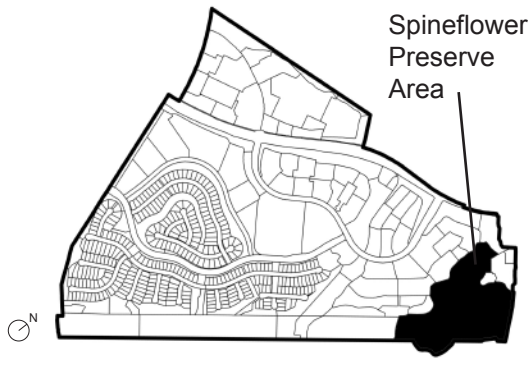
Source: Alliance Land Planning & Engineering, 2014.

- **Planning Area 4:** This 22.3-acre area would include a total of 178 detached condominium units served by private driveways. Access to this area may be gated.
- **Planning Area 5:** This area encompasses approximately 21.6 acres and would include 134 single-family residences on lots that are generally 5,250 square feet in area. Access to this area may be gated.
- **Planning Area 6:** This area encompasses approximately 19.5 acres and would include 115 single-family residences on lots that are 6,050 square feet in area. Access to this area may be gated.
- **Planning Area 7:** This area encompasses approximately 12.3 acres and would include 90 single-family residences on lots that are generally 4,500 square feet or more in area. Access to this area may be gated.
- **Planning Area 8:** This area consists of approximately 15.0 acres and would include a 9.4-acre elementary school and a 5.6-acre neighborhood park.

- **Planning Area 9:** This area would include a total of 255 attached three-story condominium units on approximately 11.1 acres.
- **Planning Area 10:** This area would include 280 four-story condominium units and a parking structure on approximately 6.9 acres.
- **Planning Area 11:** This area would include 208 two- and three-story condominium units on approximately 10.4 acres.
- **Planning Area 12:** This area would include 120 two- and three-story condominium units on approximately 10.8 acres.
- **Planning Area 13:** This area would include a total of 194 two- and three-story condominium units on approximately 15.5 acres.
- **Planning Area 14:** This approximate 3.0-acre Planning Area would include 50,000 square feet of commercial uses comprised of approximately 35,000 square feet of office uses and approximately 15,000 square feet of commercial retail uses.

In order to provide a degree of development flexibility over the course of Project buildout, the density of development and location of buildings within individual Planning Areas may be adjusted so long as the overall average Project density on-site is not increased. For example, the density in one Planning Area may be increased if a corresponding decrease in density of a similar land use occurs in one or more other Planning Areas. Additionally, changes in dwelling unit or commercial construction types will be permitted, such as a change from attached to detached units, condominiums to apartments, or apartments to condominiums, and commercial retail to office or office to commercial retail. However, the general land use categories (e.g., single-family residential, multi-family/condominiums, commercial/office, park) defined for each Planning Area, as discussed above, would not change, and in no case would the maximum number of single-family or multi-family/condominium units or the total floor area of commercial uses on-site increase.

As shown in **Figure 3-6**, Project Planning Areas and Proposed Land Uses, VTTM 53295 would also include two private recreational centers. One recreational center would be located on approximately 2.1 acres to the west of Planning Area 8, and the other recreational center would be located on approximately 0.8 acre east of the northern portion of Planning Area 5. In addition, as shown in **Figure 3-8**, Entrada South Spineflower Preserve, on page 3.0-24, the Project Site would include a 27.2-acre Spineflower Preserve located within the southeastern portion of the Project Site.



b. Proposed Land Uses and Improvements

A description of each of the general land use types included within the Project is provided below. **Table 3-2**, Project Statistical Summary, below summarizes each land use type in terms of total acreage, number of lots, lot size, number of dwelling units or commercial square footage, and density. Additional information specific to each use type necessary to assess the Project's environmental impacts is provided in **Section 5.0**, Environmental Impact Analysis, of this Draft EIR.

Table 3-2
Project Statistical Summary

Land Use Type	Area (gross acres)	# of Lots	Lot Size	Total Units or Square Footage
VTTM 53295				
Residential				
Single-Family	53.4	339	4,500–6,050 sf	339 du
Multi-Family	77.0	38	—	1,235 du
<i>Subtotal</i>	<i>130.4</i>	<i>377</i>	<i>N/A</i>	<i>1,574 du</i>
Commercial	47.1	19	—	730,000 sf
Other				
Elementary School	9.4	1	N/A	N/A
Spineflower Preserve	27.2	1	N/A	N/A
Public Neighborhood Park	5.6	1	N/A	N/A
Private Recreation Center	2.9	2	N/A	N/A
Open Space	101.7	66	N/A	N/A
Drainage Infrastructure	9.5	9	N/A	
Private Drives	29.0	24	N/A	
Public Roads	19.5	N/A	N/A	
Subtotal	382.3	500		1,574 du 730,000 sf
External Map Improvements	119.1	N/A	N/A	N/A
Total	501.4	500	—	1,574 du 730,000 sf
<p><i>FAR = floor area ratio</i> <i>du = dwelling unit</i> <i>sf = square feet</i> <i>Source: Alliance Land Planning & Engineering, 2014.</i></p>				

(1) Residential Component

As previously indicated, single-family and multi-family residential units are proposed within VTTM 53295. The following is a description of the proposed residential unit types.

(a) Single-Family Residential Component

The single-family housing type is characterized by a traditional lot orientation. These lots are proposed to be located along private streets and drives, and lot sizes would predominantly range from approximately 4,500 to 6,050 square feet. A total of 339 single-family detached units are proposed. Building heights would be limited to 35 feet. Typical building elevations for single-family detached units are depicted in **Figure 3-9**, Typical Elevations—Single-Family Units, on page 3.0-27. Together with the multi-family units (described below), an overall residential density of just under 5.0 dwelling units per acre averaged over the residential portion of the site would be provided.



(b) Multi-Family Residential Component

The multi-family units are typically characterized as condominium (attached and detached), duplex, triplex, townhome and condominium/apartment style buildings. Parking may be at-grade, subterranean, or structured. A total of 1,235 multi-family units (condominium units) are proposed. Maximum building heights would be limited to 50 feet in most Planning Areas, except for Planning Areas 4 and 10 where 35-foot and 60-foot limits, respectively, are proposed. Typical building elevations for the attached multi-family housing is depicted in **Figure 3-10**, Typical Elevations—Multi-Family Units, on page 3.0-29.



Figure 3-10
Typical Elevations - Multi-Family Units

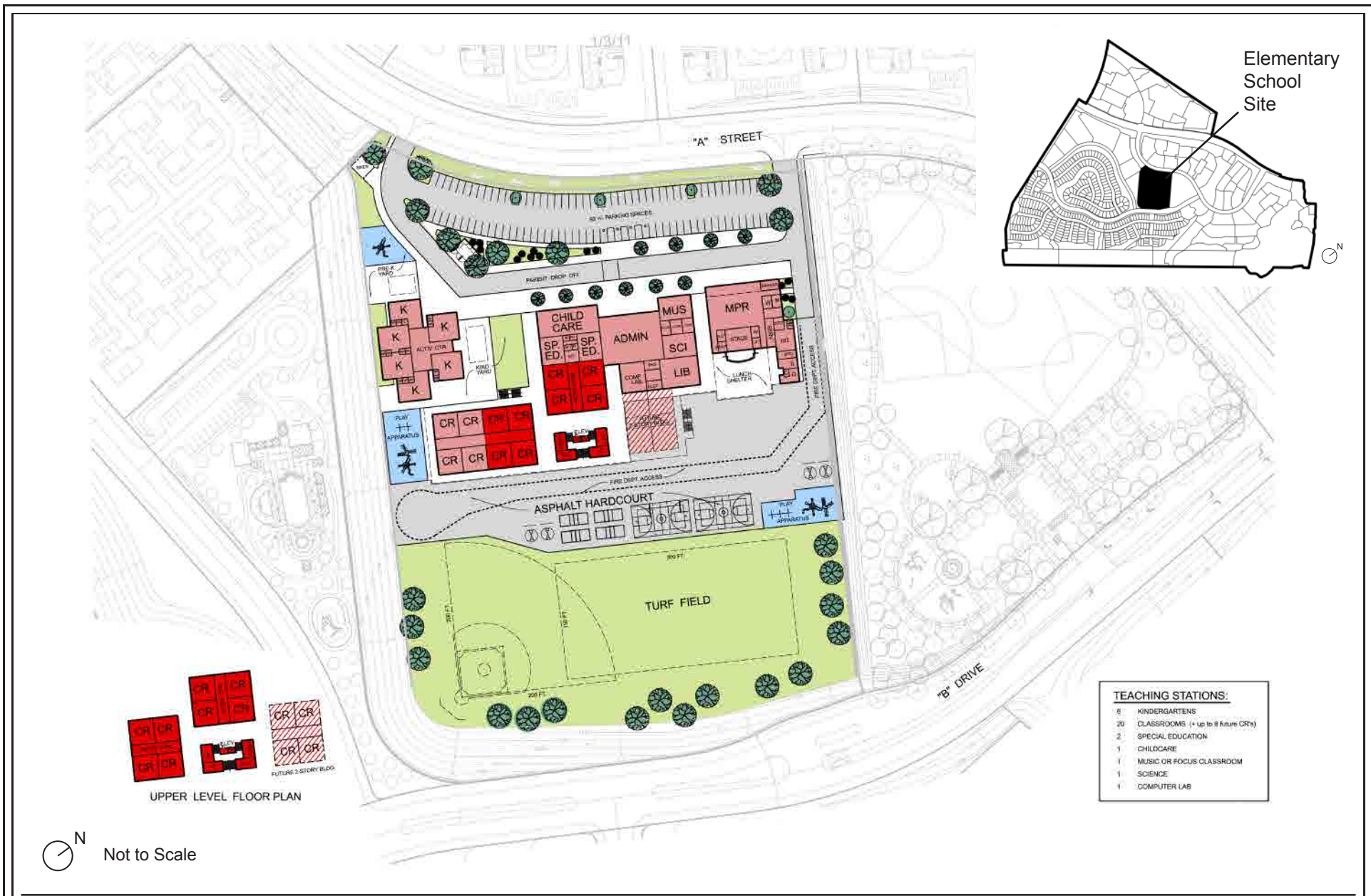
(2) Commercial Component

Commercial areas include retail/commercial and office uses connected to the surrounding residential and commercial uses by vehicular, transit, and pedestrian networks that include streets, trails, a pedestrian bridge, courtyards, and other outdoor features.

A total of 730,000 square feet of commercial uses are planned within VTTM 53295. Of this total, approximately 435,000 square feet are anticipated to be office uses, with the remaining 295,000 square feet anticipated to be commercial retail uses. As shown in **Figure 3-6**, Project Planning Areas and Proposed Land Uses, the commercial areas would be located within Planning Areas 1 through 3 north of Magic Mountain Parkway and within Planning Area 14 located on the west side of The Old Road south of Magic Mountain Parkway. These commercial areas together comprise approximately 47.1 acres and would have an average FAR of 0.35.

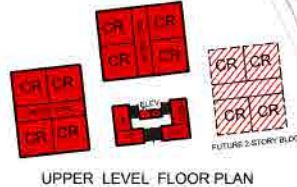
(3) Elementary School

VTTM 53295 is located within the boundaries of two elementary school districts: Saugus Union School District (Saugus District) and a small portion of Newhall School District (Newhall District); as well as one junior/high school district: William S. Hart Union High School District (Hart District). The Project Applicant has entered into a School Facilities Funding Agreement (Agreement) with each District, each of which provides full mitigation for school impacts created by the Project, the Newhall Ranch Specific Plan, and other nearby developments proposed by the Applicant. The Agreements require, among other things, the Applicant to set aside land and provide funds to construct an elementary school within the Project Site as mitigation for development of the Project; the Agreements also provide for additional elementary schools, a junior high school, and a senior high school located within other nearby communities planned by the Applicant. The Project includes an elementary school on a 9.4-acre site located in the central portion of VTTM 53295. As shown in **Figure 3-11**, Saugus Union School District Elementary School Site, on page 3.0-31, appropriate parking and drop-off areas would be provided on the school site. In addition, the school would be connected with the surrounding residential areas through trails and paseos that would provide pedestrian and bicycle access.



TEACHING STATIONS:

- 8 KINDERGARTENS
- 20 CLASSROOMS (+ up to 8 future CRs)
- 2 SPECIAL EDUCATION
- 1 CHILDCARE
- 1 MUSIC OR FOCUS CLASSROOM
- 1 SCIENCE
- 1 COMPUTER LAB



⊙ N
Not to Scale



Figure 3-11
Saugus Union School District Elementary School Site

Source: Carmichael - Kemp Architects, 2012.

(4) Park and Recreation Areas

A 5.6-acre public neighborhood park would be developed within VTTM 53295 immediately east of the elementary school, as illustrated in **Figure 3-12**, Public Neighborhood Park, on page 3.0-33. It is anticipated that the public neighborhood park would include the following improvements:

- a restroom building;
- a group picnic pavilion;
- an open turf area;
- picnic table areas including barbeques, hot coal receptacles, and trash containers with liners;
- a lighted, full-court basketball court;
- children's play areas with benches and shade covers;
- shade structures with tables and seating;
- a multi-purpose field;
- drinking fountains at the restroom building, multi-use field, and basketball court;
- a parking lot with 13 spaces;
- dog waste receptacles;
- park walls, park enclosure fencing, and locking gates;
- internal park walkways;
- benches at informal seating areas;
- security lighting at the parking lot, playgrounds, group picnic shelter, basketball court, and all walkways;
- landscaping and irrigation; and
- a water quality, bio-filtration basin in the park.

Two separate private neighborhood recreation centers are also planned on a total of 2.9 acres within the Project Site. One recreational center would be located on approximately 2.1 acres to the west of Planning Area 8 and the other recreational center would be located on approximately 0.8 acre east of the northern portion of Planning Area 5. These recreation centers would primarily serve the recreational needs of Planning Areas 4 through 7 and would be fenced and maintained by a homeowner association. These recreation centers would contain amenities such as a pool, spa, wading pool, overhead



5.6 Acre
Park Site



Figure 3-12
Public Neighborhood Park

shade structure, barbeque areas, and restrooms. The larger of the two private neighborhood recreation areas is depicted in **Figure 3-13**, Larger Neighborhood Recreation Center, on page 3.0-35.

Separate smaller recreation areas would be located throughout the multi-family Planning Areas within VTTM 53295. These may contain facilities for passive uses or active uses such as tot lots, play courts, and/or pools.

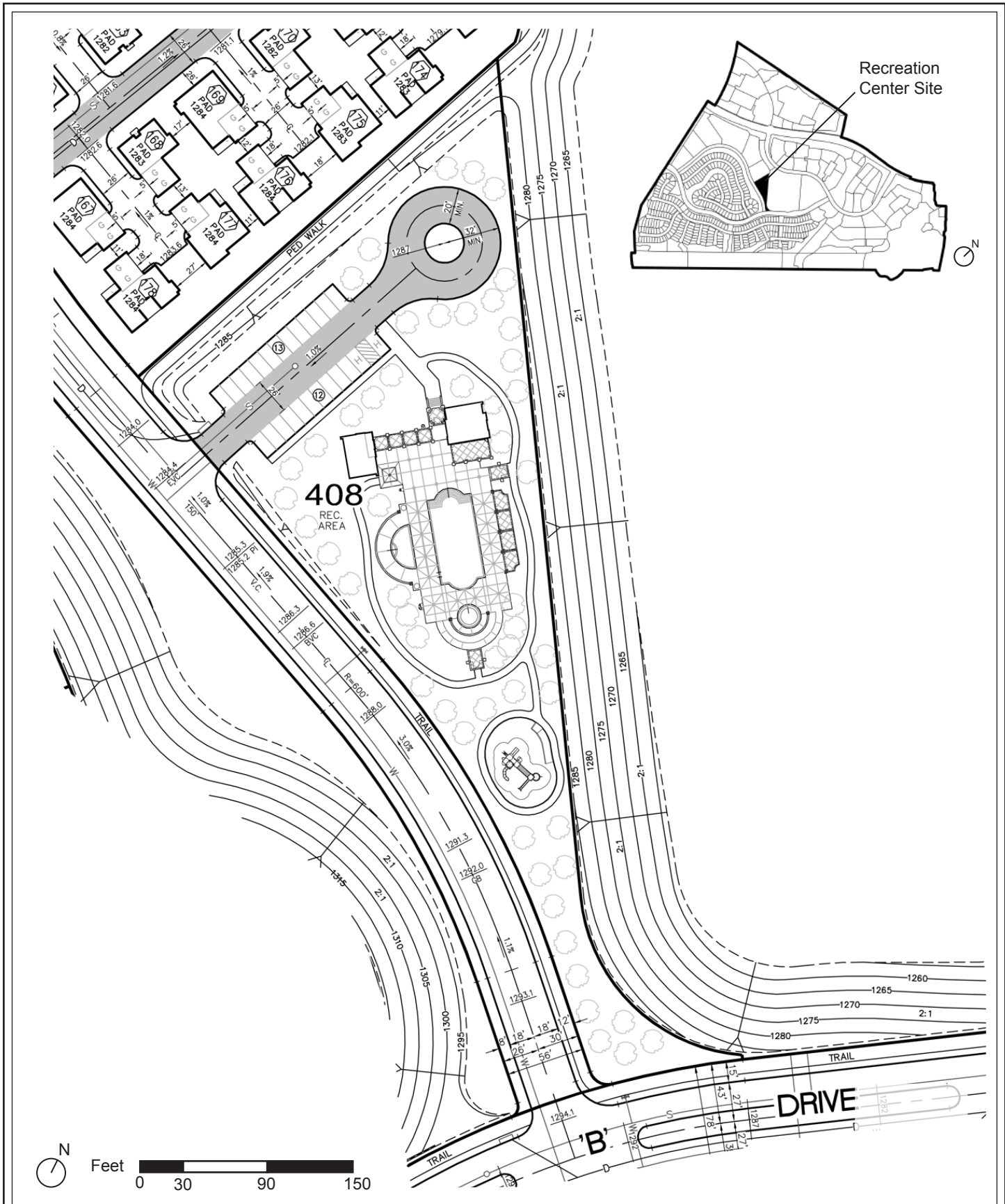


Figure 3-13
Larger Neighborhood Recreation Center

(5) Spineflower Preserve

As shown in **Figure 3-8**, Entrada South Spineflower Preserve, the Project also includes a 27.2-acre Spineflower Preserve located within the eastern portion of the Project Site. The boundaries of the Spineflower Preserve have been delineated in consultation with the County and CDFW and have been configured to ensure the continued existence of the species in perpetuity. The Project Applicant is responsible for the funding and implementation of management activities, including monitoring, as approved by the County, CDFW, Corps, and USFWS. A detailed discussion of the Entrada South Spineflower Preserve and associated preserves in the surrounding area is provided in **Section 5.4**, Biological Resources, of this Draft EIR. The Spineflower Preserve is consistent with the SCP.

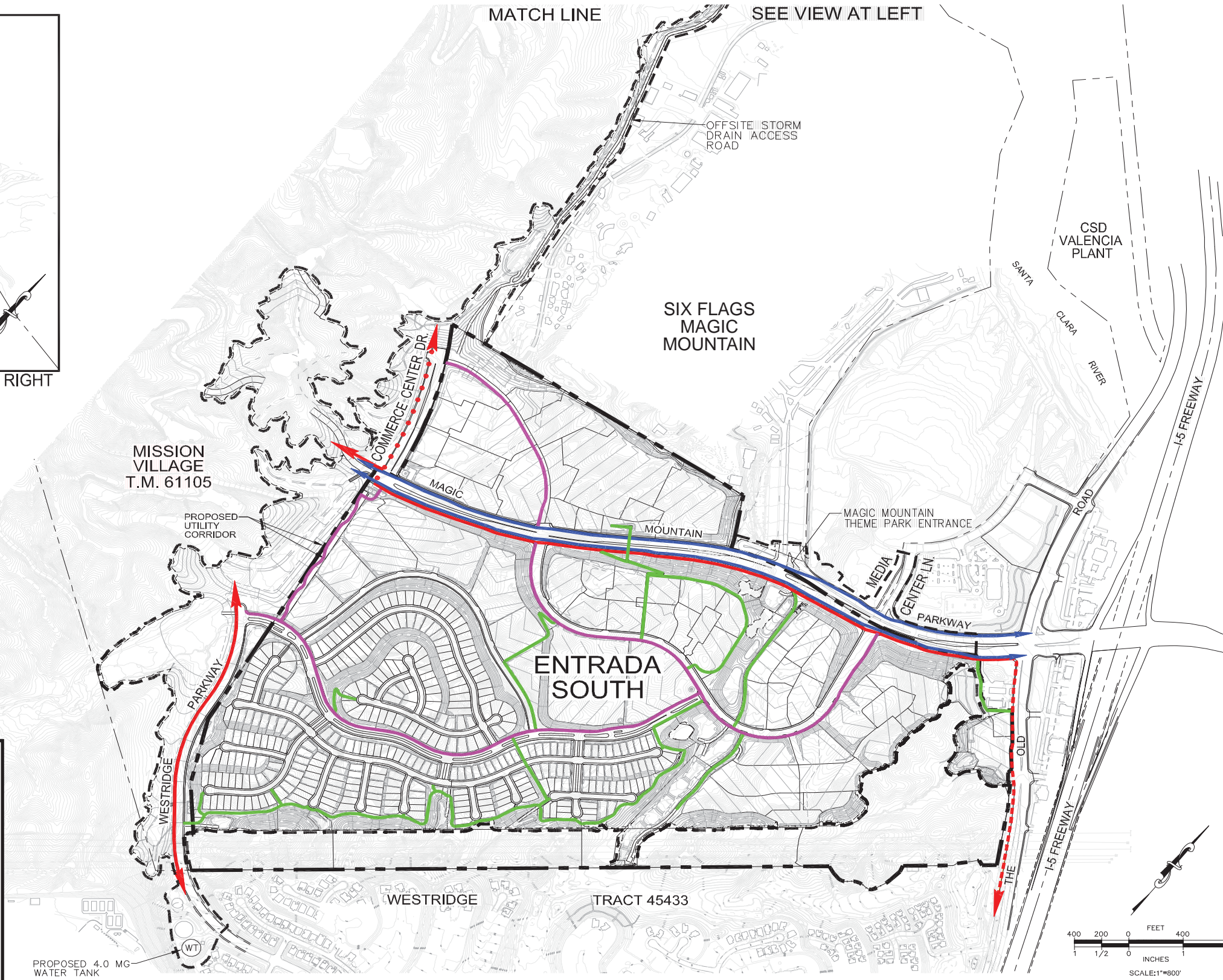
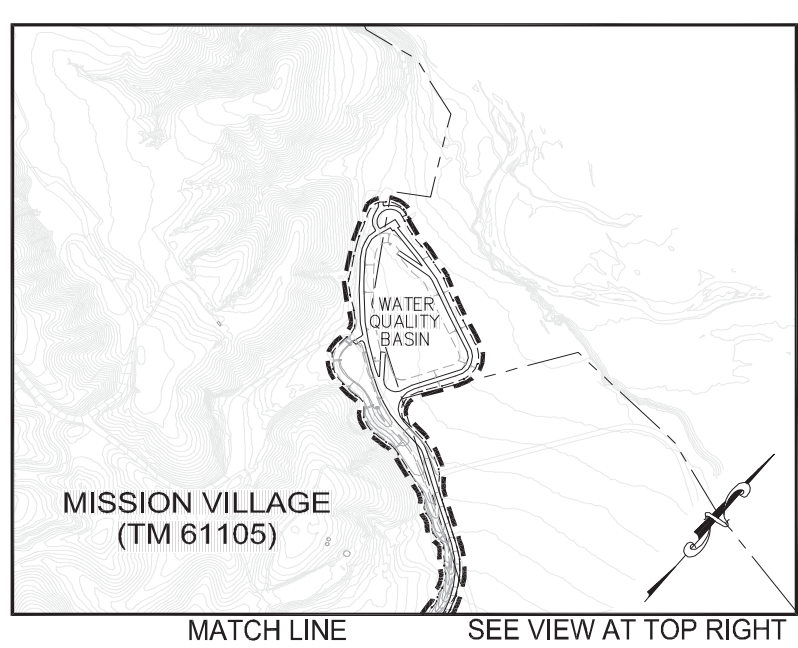
(6) Community Trails, Paseos, Recreational Trails, and Bike Lanes

As shown in **Figure 3-14**, Project Trails Plan, on page 3.0-37, the Project would provide an extensive community trail system throughout the Project Site, which would be linked to the Newhall Ranch Specific Plan trail system to the west and the existing community of Westridge to the south. As illustrated, the proposed trail system would include community trails, paseos, recreational trails, and bike lanes, each of which is described further below.

Community trails are paved pedestrian and bicycle routes in landscaped parkways with a minimum width of 8 feet. The approximate combined length of these trails is 7,240 linear feet. They are located adjacent to major roads in order to connect the existing and proposed communities in the area. Community trails are proposed along Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

Paseos are paved pedestrian and bicycle routes with a minimum width of 8 feet. The approximate combined length of these paseos is 10,980 linear feet. Paseos provide local access that link the Planning Areas together and provide access to the on-site amenities and the community trail network. Paseos may or may not follow a roadway. As shown in **Figure 3-14**, Project Trails Plan, the Project proposes paseos that extend along the western boundary of VTTM 53295 between Westridge Parkway and Magic Mountain Parkway, as well as adjacent to the Project's two primary residential collector roadways, A Street and B Drive, south of Magic Mountain Parkway. The paseos would provide pedestrian access between residential neighborhoods and the neighborhood park, the private recreation centers, the elementary school, the community and local trails, and the larger commercial area.

Recreational trails provide pedestrian and bicycle access and may or may not be paved. These trails typically have a width of 5 feet to 8 feet. The approximate combined



- LEGEND:**
- ENTRADA SOUTH TRACT BOUNDARY
 - - - ENTRADA SOUTH PROJECT BOUNDARY
 - COMMUNITY TRAILS
 - - - EXISTING COMMUNITY TRAILS
 - PLANNED FUTURE COMMUNITY TRAILS
 - PASEO
 - BIKE LANE
 - RECREATION TRAILS

Note: Trail alignments are approximate.

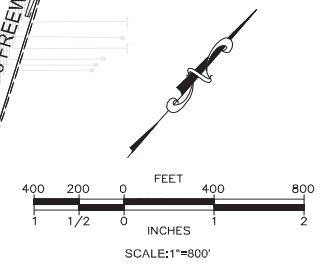


Figure 3-14
Project Trails Plan and Surrounding Trails

length of these trails is 13,740 linear feet. As shown in **Figure 3-14**, Project Trails Plan, recreational trails would be located within the southern portion of the Project Site, along the drainage channel west of Planning Area 13, and along the western and southern property lines of the existing Chevron Station located at the southwestern corner of the intersection of The Old Road and Magic Mountain Parkway.

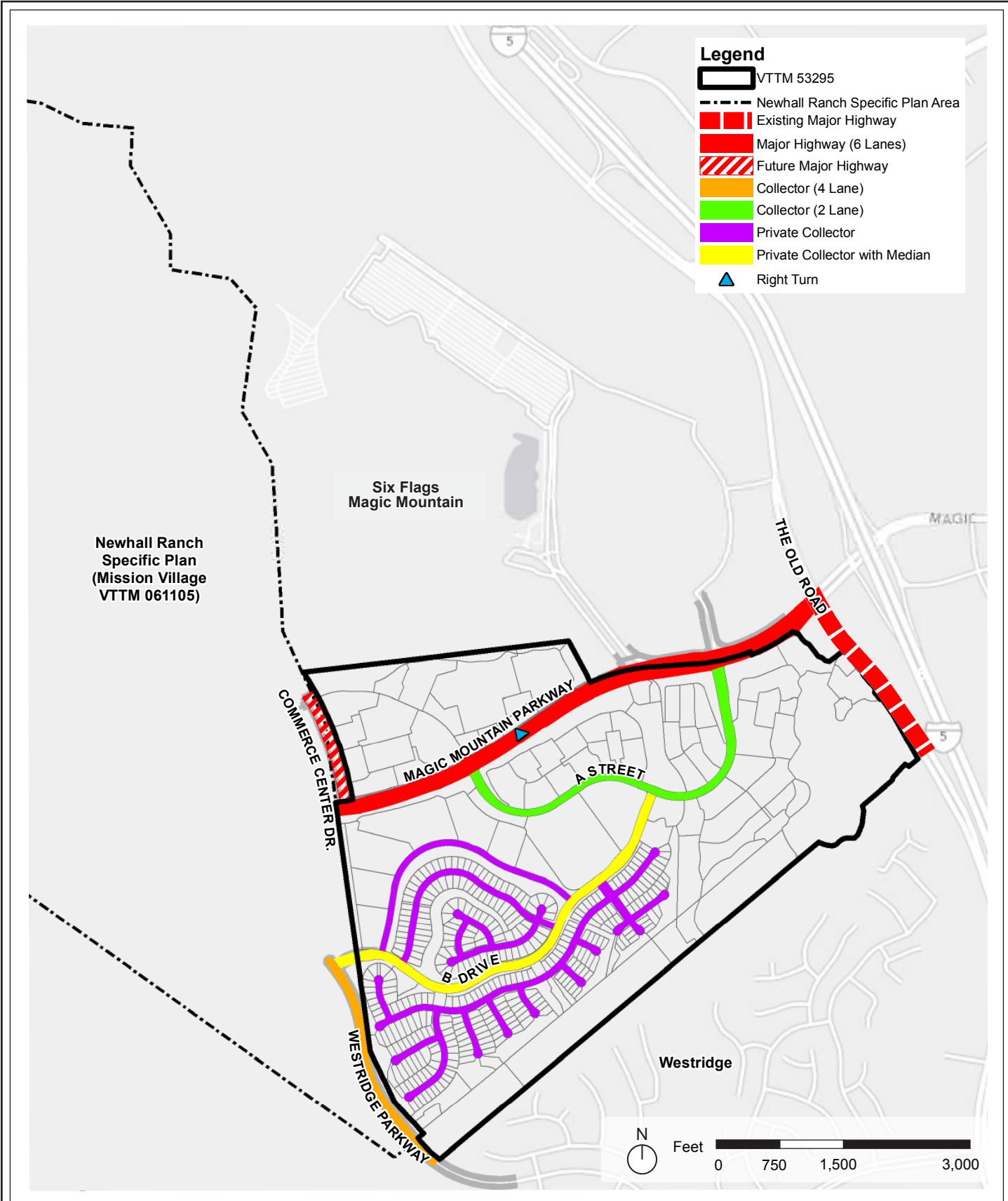
In addition to the trail types described above that would serve as bicycle routes, Magic Mountain Parkway would include a striped 5- to 7-foot-wide Class II bike lane in each direction, as shown in **Figure 3-13**, Project Trails Plan, with an approximate length of 8,090 linear feet. As illustrated, these bike lanes would be continuous with planned bike lanes within Mission Village to the immediate west.

As part of the Project, a pedestrian bridge extending across Magic Mountain Parkway would be provided. As also shown in **Figure 3-14**, Project Trails Plan, the pedestrian bridge would be located north of Planning Area 9 and would connect the residential areas to the south with the primary commercial area to the north. The pedestrian bridge would also be integrated with the community trails, bike lanes, paseos, and recreational trails.

(7) Site Access and Circulation

As shown in **Figure 3-2**, Project Vicinity Map, regional access to the Project Site would be provided by I-5, located just east of the Project Site, and SR-126, located to the north of the Project Site. Magic Mountain Parkway, which is classified as a major highway by the County, would be the primary east/west roadway through the Project Site. As also shown on **Figure 3-15**, Project Circulation Plan, on page 3.0-39, the proposed circulation system would include arterials, residential collectors, and private drives. Cross-sections of the various street types that would be provided throughout the Project Site are depicted on the detailed subset maps of VTTM 53295 provided in **Appendix 3**.

As part of the Project, Magic Mountain Parkway and Westridge Parkway would be extended to provide regional access to and from the Project Site western boundary to I-5 and Valencia Boulevard, respectively. The Magic Mountain Parkway extension would proceed westerly from approximately the existing intersection at The Old Road before terminating at the western VTTM 53295 boundary, as shown in **Figure 3-15**, Project Circulation Plan. The portion of Magic Mountain Parkway from the existing intersection at The Old Road to its existing terminus at Six Flags Magic Mountain entry would be removed, reconstructed, and widened to meet County standards. The reconstruction of Magic Mountain Parkway would also result in the need to reconstruct a portion of Media Center Drive and the entrance to the Six Flags Magic Mountain to join the proposed roadway. The extension of Westridge Parkway would proceed northerly from its current



Newhall Ranch
Specific Plan
(Mission Village
VTTM 061105)

Six Flags
Magic Mountain

- Legend**
- VTTM 53295
 - Newhall Ranch Specific Plan Area
 - Existing Major Highway
 - Major Highway (6 Lanes)
 - Future Major Highway
 - Collector (4 Lane)
 - Collector (2 Lane)
 - Private Collector
 - Private Collector with Median
 - ▲ Right Turn

COMMERCE CENTER DR.

MAGIC MOUNTAIN PARKWAY

A STREET

B DRIVE

WESTRIDGE PARKWAY

THE OLD ROAD

Westridge

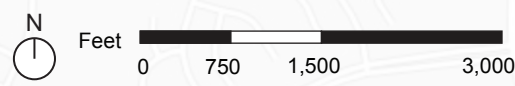


Figure 3-15
Project Circulation Plan

Source: Alliance Land Planning & Engineering, 2013; ESRI, 2013; Hunsaker & Associates Inc., 2013; Eyestone Environmental, 2015.

terminus at the southwestern corner of the site and extend northerly to B Drive. A portion of Commerce Center Drive would also be constructed between Magic Mountain Parkway to the driveway of the large commercial area (Planning Areas 1 through 3).

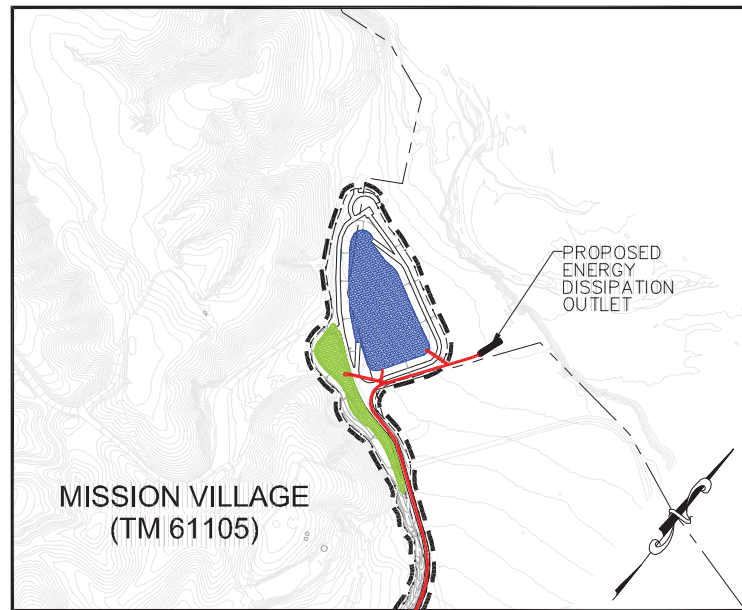
(8) Drainage, Flood Control, and Water Quality Improvements

The Project would meet the ongoing requirements of all National Pollutant Discharge Elimination System (NPDES) permits by providing drainage, flood control, and water quality improvements such as storm drains, debris basins, water quality basins, and inlet and outlet structures. **Figure 3-16**, Project Drainage and Water Quality Plan, on page 3.0-41 depicts the Project's drainage infrastructure. As shown, the plan includes a comprehensive series of drainage, flood control, and water quality improvements designed to meet or exceed the ongoing NPDES permit requirements and to protect Project development.

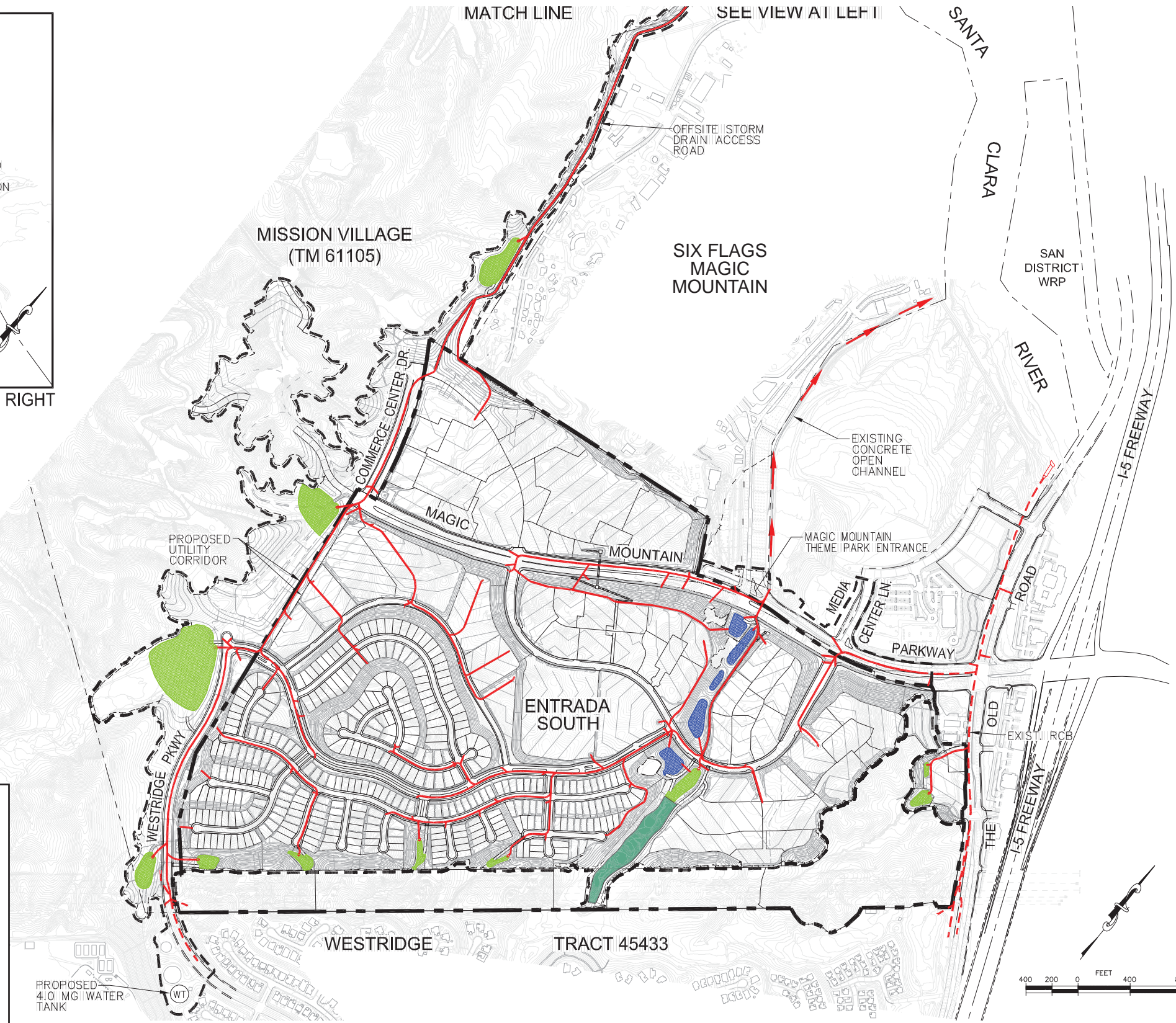
The Project's drainage system would be designed to provide drainage and flood protection and to maintain storm water flows from the Project during and after buildout at a level approximately equal to pre-development conditions. As shown in **Figure 5.9-2**, Existing Drainage Areas and Basins, in **Section 5.9**, Hydrology and Water Quality—Hydrology, of this Draft EIR, the entire tributary drainage area for the Project Site encompasses approximately 1,300 acres, lies completely within unincorporated Los Angeles County, and is comprised of four primary drainage subareas that independently drain toward the Santa Clara River. The easternmost drainage area (Unnamed Canyon 3) drains into an existing storm drain box culvert within The Old Road that runs northerly and outlets into the Santa Clara River. The two central drainage areas (Unnamed Canyons 1 and 2) drain into an existing concrete open channel along the eastern edge of Six Flags Magic Mountain, which runs northerly and outlets into the Santa Clara River. The westernmost drainage area (Magic Mountain Canyon) enters the southwest corner of Six Flags Magic Mountain and runs in an open concrete channel northerly to the Santa Clara River.

To reduce debris discharged through and from the Project Site, 12 debris basins are proposed at the downstream ends of natural areas to intercept flows from undeveloped upland areas prior to their discharge into the on-site storm system. A majority of these debris basins are located on the southerly and westerly edges of the Project Site, where proposed Project development abuts natural land.

Best Management Practices (BMPs) have been incorporated into the Project to address site design, source control, treatment control, and hydromodification control, as described in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR. As shown in **Figure 3-16**, Project Drainage and Water Quality Plan, on-site surface runoff would be intercepted by curb inlets, debris and/or desilting basins and conveyed to a



MATCH LINE SEE VIEW AT TOP RIGHT



LEGEND:

- - - ENTRADA SOUTH TRACT BOUNDARY
- - - ENTRADA SOUTH PROJECT BOUNDARY
- - - EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- DEBRIS BASIN
- WATER QUALITY BASIN
- RESTORED DRAINAGE CHANNEL

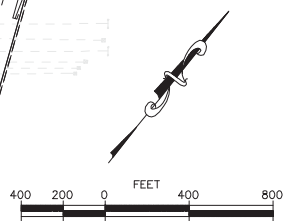


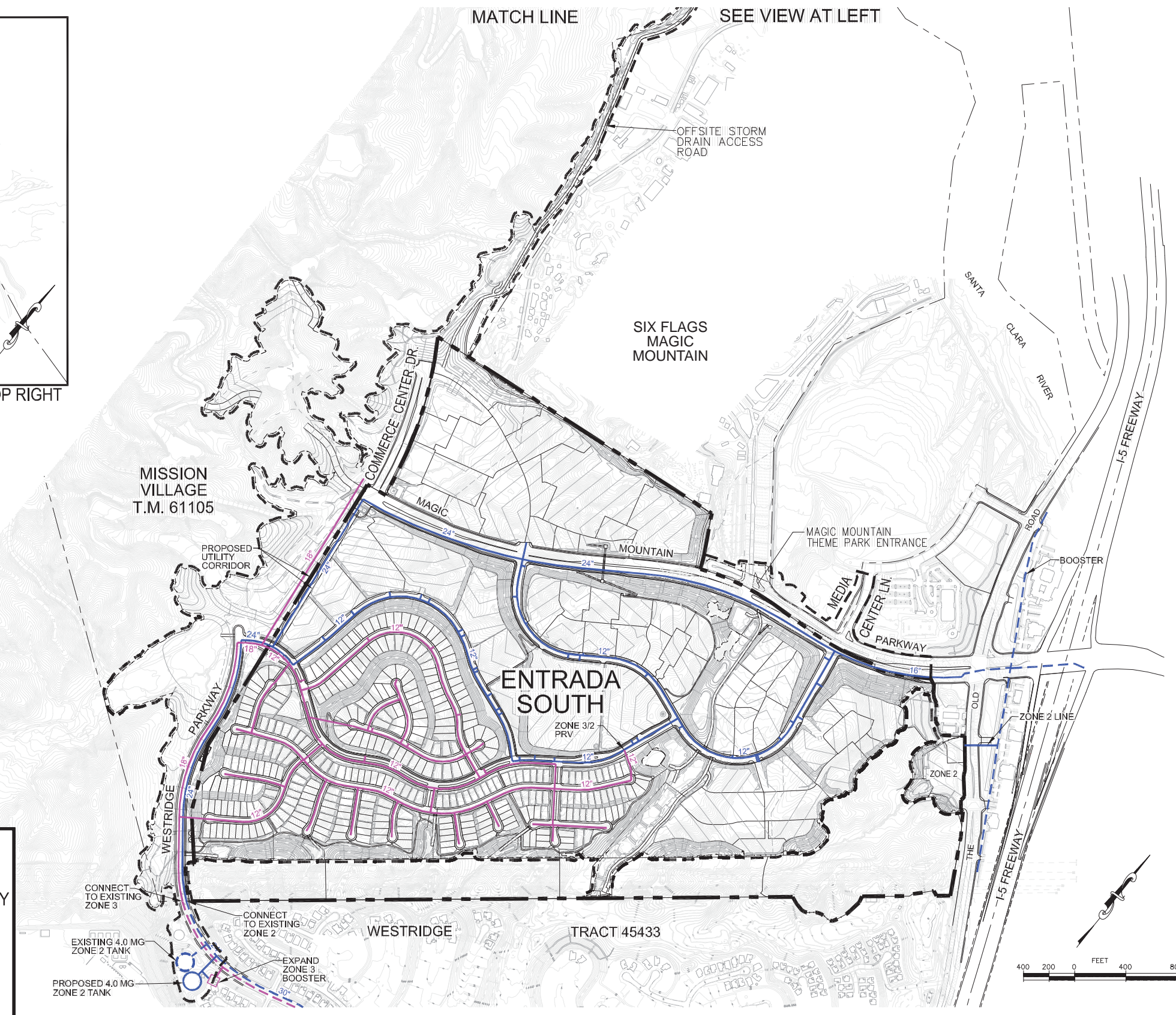
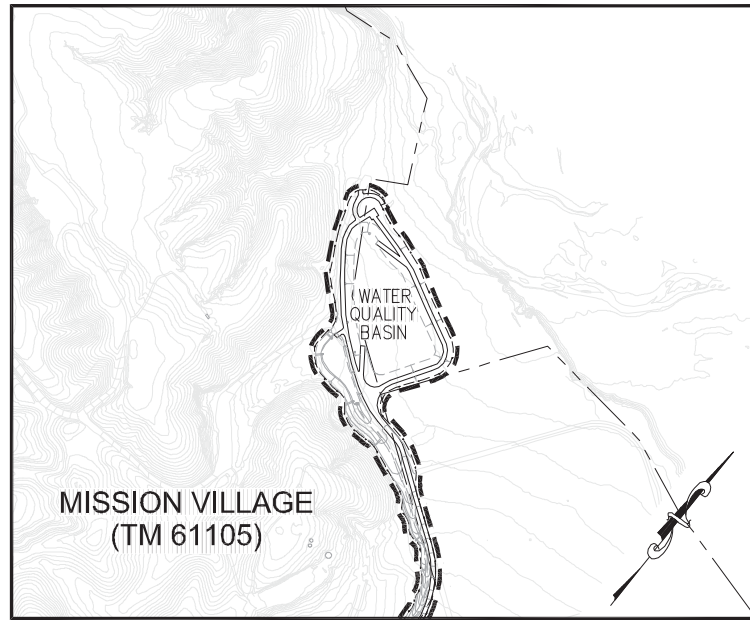
Figure 3-16
Project Drainage and Water Quality Plan

network of storm drains that would lead to a series of treatment facilities, including water quality basins, prior to discharge into existing drains that outlet to the Santa Clara River. As part of the Project, a storm drain and water quality basin would be constructed north of VTTM 53295 and would include a paved access road. The water quality basin would be constructed adjacent to the Santa Clara River to carry runoff from portions of the Project Site and immediately surrounding area. As well, a portion of the drainage course referred to as Unnamed Canyon 2 would be restored. In commercial areas, parking lot and roof runoff would be directed to landscaped parkways or to sections of porous pavement to provide infiltration and initial treatment prior to discharge into the drainage system. Additional drainage-related improvements implemented as part of the Project would include the conveyance of runoff through underground pipes and installation of energy dissipaters. Please refer to **Section 5.9**, Hydrology and Water Quality—Hydrology, of this EIR for a detailed discussion of the proposed drainage improvements to be undertaken in connection with development of the proposed Project.

(9) Potable Water System

As shown in **Figure 3-17**, Project Potable Water System, on page 3.0-43, the Project's potable water system consists of a network of water lines, water tanks, booster pumps, and pressure reducing valves. Water storage for the Project would be provided by a proposed 4.0-million-gallon reservoir tank to be constructed on an existing tank site pad located adjacent to Westridge Parkway to the south of VTTM 53295. This water tank would be located adjacent to an existing 4.0-million-gallon water tank.

The Valencia Water Company (VWC) would provide potable water to the Project. As shown in **Figure 3-17**, Project Potable Water System, the Project would be located primarily within VWC's Zone 2 and Zone 3 water pressure zones. The portion of the Project Site lying within VWC Zone 2 would be served by the existing 4.0-million-gallon reservoir tank and the proposed second 4.0-million-gallon reservoir tank. The portion of the Project Site lying within the VWC Zone 3 would be served by an expanded booster station located next to the Zone 2 tanks.



LEGEND:

- ENTRADA SOUTH TRACT BOUNDARY
- ENTRADA SOUTH PROJECT BOUNDARY
- ZONE 2 WATER LINE
- ZONE 3 WATER LINE
- - - EXISTING ZONE 2 WATER LINE
- - - EXISTING ZONE 3 WATER LINE

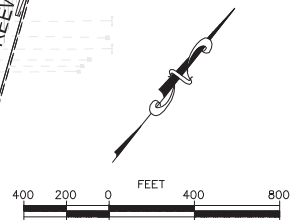
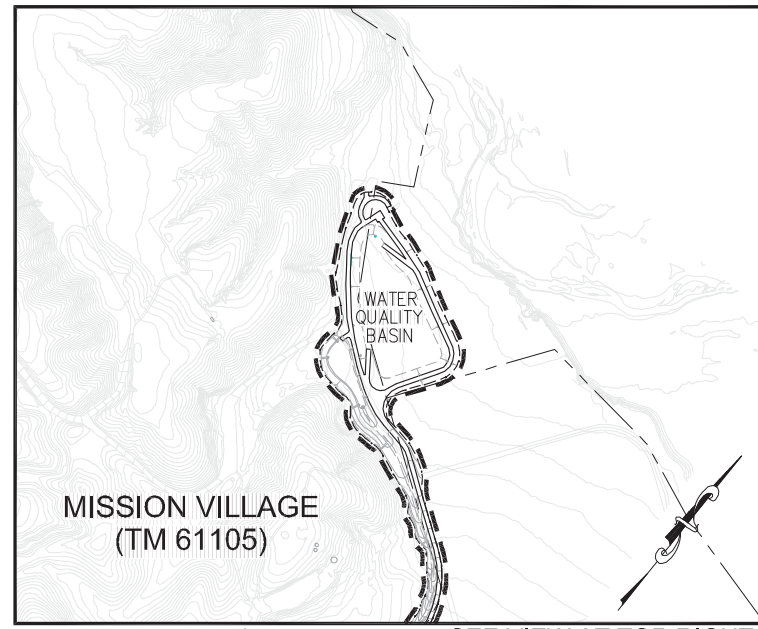


Figure 3-17
Project Potable Water System

(10) Recycled Water System

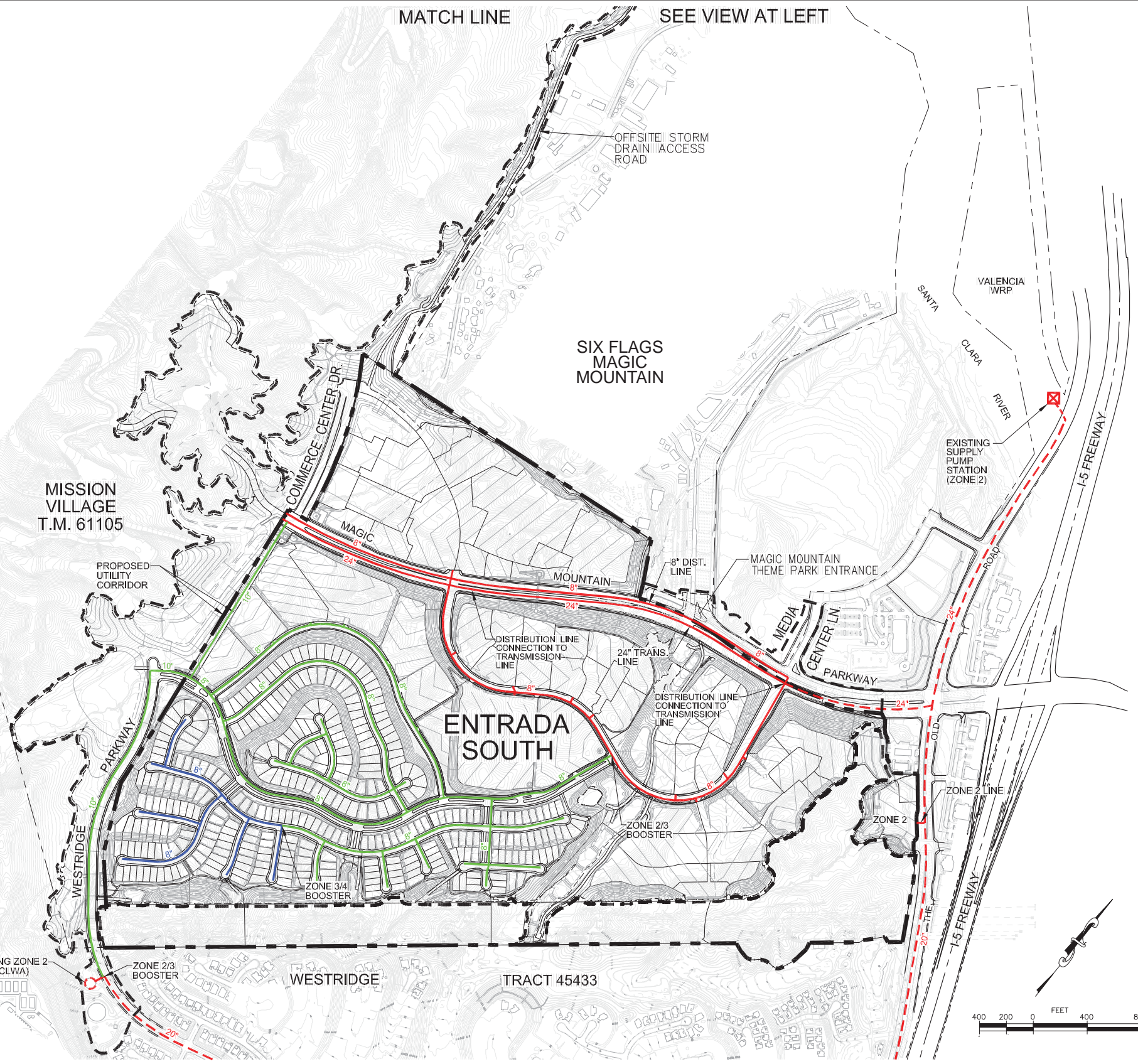
Currently, recycled water in the Project vicinity is available from the Valencia Water Reclamation Plant (WRP) located along The Old Road north of the Project Site. The Project proposes to use recycled water for landscape irrigation purposes by obtaining recycled water from the Valencia WRP. Recycled water would be delivered to the Project Site through connections to a separate recycled water storage and distribution system. **Figure 3-18**, Project Recycled Water System, on page 3.0-45 depicts the proposed recycled water system.

The Project is located within the Valencia Water Company's Zone 2, Zone 3, and Zone 4 recycled water pressure zones. As shown in **Figure 3-18**, Project Recycled Water System, existing recycled water lines within Magic Mountain Parkway and Westridge Parkway would be extended to serve the Project. In addition, booster pumps and/or pressure reducing valves would be provided to connect the three pressure zones within the Project Site and to provide service within the different zones. The existing and proposed recycled water infrastructure shown in **Figure 3-18**, Project Recycled Water System, would have sufficient delivery capacity to meet the recycled water needs of the Project.



MISSION VILLAGE
(TM 61105)

MATCH LINE SEE VIEW AT TOP RIGHT



LEGEND:

- ENTRADA SOUTH TRACT BOUNDARY
- ENTRADA SOUTH PROJECT BOUNDARY
- PROP. ZONE 2 RECYCLED WATER LINE
- EXIST. ZONE 2 RECYCLED WATER LINE
- PROP. ZONE 3 RECYCLED WATER LINE
- PROP. ZONE 4 RECYCLED WATER LINE

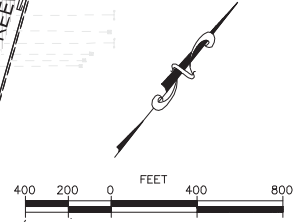
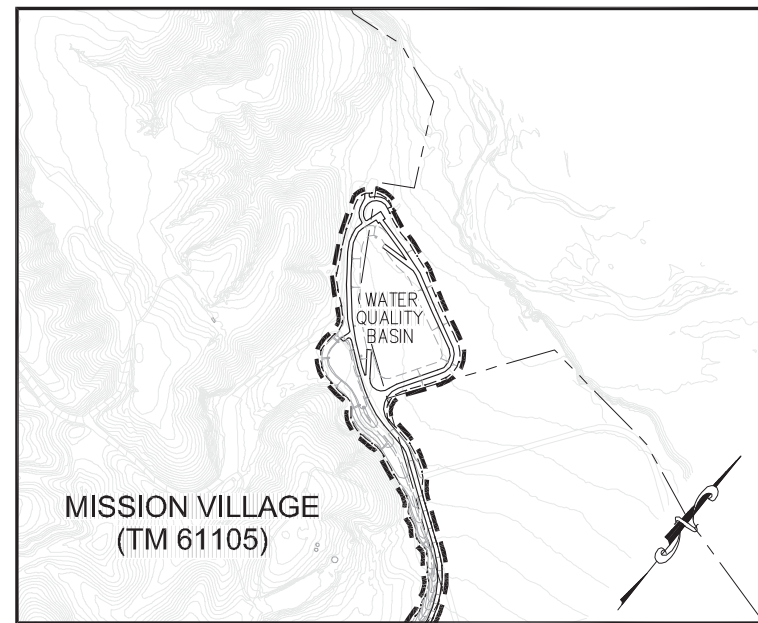


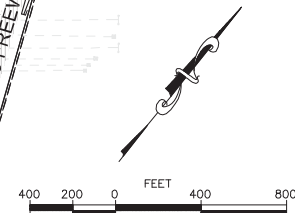
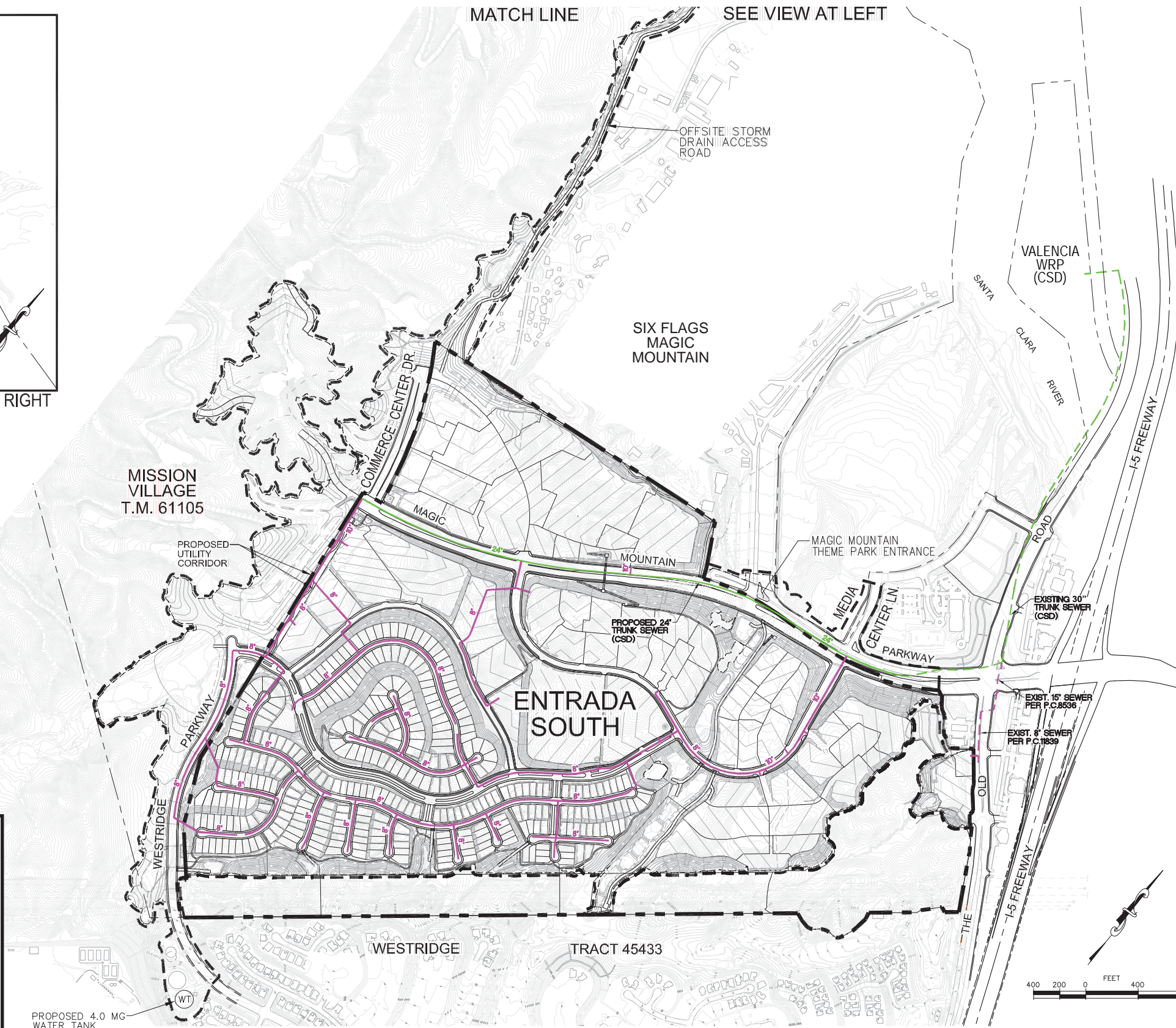
Figure 3-18
Project Recycled Water System

(11) Wastewater System

The Project's wastewater needs would be served by the Santa Clarita Valley Sanitation District (Valley Sanitation District), which is part of the County Sanitation Districts, and would be treated at the Valencia WRP. The Project's wastewater plan consists of a system of gravity sewers connecting to a proposed extension of the existing trunk sewer line in Magic Mountain Parkway, which would be maintained by the Valley Sanitation District. The proposed trunk sewer line extension within Magic Mountain Parkway would flow to the existing trunk sewer line within The Old Road, which then flows northerly to the Valencia WRP. Additionally, Planning Area 14 in the eastern portion of the Project Site would connect to an existing Los Angeles County Department of Public Works (Public Works) local sewer line within The Old Road, which in turn ties into the existing trunk sewer line within The Old Road. The proposed sewer system would be designed and constructed in accordance with the standards, criteria, and requirements set forth by the County Sanitation Districts, Valley Sanitation District, and/or County Public Works, as applicable, with ongoing maintenance by each public agency, as needed. **Figure 3-19**, Project Wastewater System, on page 3.0-47 depicts the Project's proposed sewer system. As part of the Project, the Project Site would be annexed into the Valley Sanitation District.



MATCH LINE SEE VIEW AT TOP RIGHT



LEGEND:

- ENTRADA SOUTH TRACT BOUNDARY
- - - ENTRADA SOUTH PROJECT BOUNDARY
- - - EXISTING DPW SEWER
- PROPOSED DPW SEWER
- - - EXISTING CDS TRUNK SEWER
- PROPOSED CDS TRUNK SEWER

NOTE: CSD = COUNTY SANITATION DISTRICT, DPW = DEPARTMENT OF PUBLIC WORKS



Figure 3-19
Project Wastewater System

(12) Landscaping, Lighting, and Signage

As part of the Project, a comprehensive landscape plan would be implemented to enhance the existing natural features in the Project vicinity. In accordance with the County's drought-tolerant landscaping requirements (County Code Title 31), at least 75 percent of the Project's landscaped area would contain plants from the Los Angeles County Drought-Tolerant Plant List.⁷ In addition, native trees, including oak trees, would be planted and enhanced with complementary native vegetation. Landscaping would be integrated into the design of Project structures and would include grass/turf yards, small plants and shrubs, street trees, and landscaped parkways and medians.

Project implementation would require the removal of up to 67 oak trees, including 3 heritage oak trees, and encroachment on up to 11 other oak trees, including 1 heritage oak tree. As such, the Project would require the planting of up to 158 new oak trees of 15-gallon size per the County's Oak Tree Ordinance and current County practices. Refer to **Section 5.4**, Biological Resources, of this Draft EIR for further discussion.

Project lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. As part of the Project's security features, roadways, entryways, and parking areas would be well illuminated and designed to eliminate areas of concealment. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover onto native habitat areas, including the Spineflower Preserve. Fixtures may include post lights, building mounted fixtures, and landscape lighting, all of which would be carefully placed and directed to reduce glare and maximize comfort, security, and visibility.

Project signage would be limited primarily to ground-level and wayfinding pedestrian/vehicular signage and building identification signage. Project signage would be in keeping with the character of other nearby residential communities and commercial districts, and any associated lighting would be kept to the minimum sufficient to provide visibility and interest without creating bright light spots or light spillover.

(13) Grading

Project grading would require the removal and recompaction of approximately 7.8 million cubic yards of existing material in a balanced cut and fill operation. Grading would include mass grading for the development areas, along with fine grading for

⁷ *The Department of Regional Planning is currently working on an ordinance to repeal Green Building and Drought Tolerant Landscaping requirements from Title 22. However, drought-tolerant landscaping requirements are now addressed in the Green Building Standards Code in Title 31.*

development pads. Mass grading would consist of rough grading operations that would provide for major roads and infrastructure, including improvements outside of VTTM 53295 (i.e., the External Map Improvements), establish drainage patterns, and create building pads for the various land uses within the Project Site. In addition to mass grading and fine grading, remedial grading of approximately 2.0 million cubic yards of material may also be required depending upon site-specific soils and future geotechnical investigations. Specifically, remedial grading may be required for alluvial removal and re-compaction, landslide conditions, stabilization fills, slope wash conditions (i.e., unsuitable soils that need to be removed and recompacted prior to the placement of fill materials), and lot and street over-excavation in cut areas. Graded slopes would be landscaped and irrigated pursuant to County grading and erosion control requirements. Recycled water from the Valencia WRP would be delivered to meet the Project's grading and erosion control requirements. The detailed subset maps of VTTM 53295, provided within **Appendix 3** of this Draft EIR, depict the Project's grading plan and contours.

Included in the earthwork is approximately 1.4 million cubic yards of grading for the External Map Improvements, including the extension of Westridge Parkway and a portion of Commerce Center Drive, a water quality basin, debris basins, storm drain/flood control improvements, access roads, and an approximately 400,000-cubic yard borrow site within the External Map Improvements area from which 200,000 cubic yards would be imported into VTTM 53295 as part of the requested CUP. The remaining 200,000 cubic yards would be used as fill elsewhere within the External Map Improvements area. There also would be minor grading associated with reconstruction of the Six Flags Magic Mountain entrance and Media Center Lane. Collectively, Project-related earthwork activities would result in a balanced cut and fill operation on the Project Site.

While it is likely that the Project Site would be mass graded all at one time to allow for construction of secondary access and utilities, overall Project-related grading may occur in several phases, including partial grading within VTTM 53295. This phased grading would be protected from flooding and erosion in accordance with current County standards.

5. Sustainability

a. Green Building Practices

The Project would comply with the County's Green Building Standards Code (Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements, as detailed in **Section 5.21**, Utilities and Service Systems—Water Supply and Service; **Section 5.23**, Utilities and Service Systems—Energy; **Section 5.2.4**, Utilities and Service Systems—Solid Waste; and **Section 5.1**, Aesthetics, Views, and Light and Glare, of this Draft EIR. In order to further minimize water usage, Project landscaping would include drought-tolerant plants

and limited turf in compliance with the County's drought-tolerant landscaping requirements (Title 31). Finally, low impact development (LID) measures related to stormwater handling and treatment would be implemented to protect streams, groundwater, surface water quality, and natural drainage characteristics in compliance with the Low Impact Development Standards (County Code Chapter 12.84), as further discussed in **Section 5.10**, Hydrology and Water Quality—Water Quality.

b. Implementation of Sustainable Development Principles

There are many different components that make a community sustainable. These include a proper mix of land uses, provision of jobs, design for future transit uses, provision of open space and recreation, connectivity of trails, preservation of natural areas, reduction of impermeable surfaces, water conservation and re-use, energy conservation including the use of alternative energies (solar, wind, cogeneration, etc.), and the incorporation of green building techniques. Researchers sometimes refer to these factors that characterize urban development patterns as “D” variables (Density of development, Diversity of land uses, Design (pedestrian- versus vehicle-oriented), Destination accessibility, and Distance to transit). The D variables have a substantial effect on the overall vehicle miles traveled (VMT) and vehicle trips (VT) of individuals and households, mostly through their effect on the distance people travel and the modes of travel they choose. As is evidenced below, the Project utilizes D variables in a manner that incorporates the components of a sustainable community.

- **Mix of Land Uses.** The Project would include a broad range of housing types, along with commercial and office uses and public facilities. The Project would provide a diverse range of 1,574 homes (339 single-family and 1,235 multi-family units) with densities ranging between 6 and 37 dwelling units per acre. To minimize and shorten vehicle trips, most homes would be located within walking distance to the community's commercial areas, elementary school, neighborhood park, and trail system. To further minimize and shorten vehicle trips, the Project would be located a short distance from the Valencia Commerce and Valencia Industrial Centers, two of the largest employment centers in the Santa Clarita Valley. Bike lanes and pedestrian trails within and adjacent to the Project Site would connect to trails within the Valencia Commerce and Valencia Industrial Centers, thereby reducing the need for vehicle trips.
- **Provision of Jobs.** The Project would generate jobs primarily through the provision of commercial and offices uses. An estimated 2,679 jobs are anticipated to be created by the Project. Upon buildout, the Project would provide a jobs/housing ratio of approximately 1.7, which meets the Area Plan

goal of at least 1.5 jobs per household.^{8,9} A balanced jobs/housing base is a critical component to a sustainable community because it allows people to work close to home and minimizes vehicle miles traveled.

- **Locating Residential Uses in Close Proximity to Commercial Services/ Public Spaces.** Nearly 100 percent of the residential units within the Project Site would be located within walking distance of on-site commercial centers. Residents within the Project Site would be able to utilize paseos and trails to walk to commercial centers, private recreational facilities, the elementary school, and the neighborhood park. This neighborhood design would minimize vehicle travel. In addition, the Valencia Commerce Center and Valencia Industrial Center, two of the largest employment centers in the Santa Clarita Valley, are located in close proximity to the Project Site.
- **Open Space, Recreation, and Preservation of Sensitive Resource Areas.** The Project would provide 101.7 acres of open space area (plus the 27.2-acre Entrada South Spineflower Preserve).¹⁰ In addition, the Project would provide a 5.6-acre public park and two recreational centers covering 2.9 acres. The Project's design, including its park, open space, and preserve areas, would connect jobs, retail uses, schools, parks, and recreation facilities with the community's trail system to promote walking and biking while minimizing vehicle trips.
- **Hierarchy of Trails.** The Project would include approximately 33,150 linear feet of trails and paseos with direct connections between the proposed residential uses, commercial uses, the elementary school, recreational centers, and park uses. In addition, approximately 8,090 linear feet of Class II bike lanes would be provided.
- **Reducing Impermeable Surfaces.** To curtail urban runoff and maximize groundwater recharge, the Project would utilize smaller street sections where possible, increased native landscape areas, and non-structural water quality treatment improvements. In particular, parking lot and roof runoff in the commercial areas would be directed to landscaped parkways or to sections of porous pavement to provide infiltration and initial treatment prior to discharge into the drainage system..

⁸ Based on full-time equivalent (FTE) employment.

⁹ Santa Clarita Valley Area Plan: One Valley One Vision 2012, Land Use Element, Policy LU4.2.2, page 62.

¹⁰ Open space acreage refers to lots within the tract map designated as open space. Additional open space areas, such as natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve, bring the total open space area to approximately 153 acres.

- **Water Conservation and Re-Use.** The Project would use native, drought-tolerant plants in the community's landscaping, recycled water for irrigation, and evapotranspiration controllers (i.e., weather-sensitive sprinklers) to reduce water demand and runoff. Additionally, Project-generated wastewater flows would be treated at the Valencia WRP for recycled water purposes. Refer to the PDFs in **Section 5.21**, Utilities and Service Systems—Water Supply and Service, and **Section 5.22**, Utilities and Service Systems—Wastewater, of this Draft EIR for further discussion.
- **Traffic/Transportation Improvements.** The Project's traffic circulation plan would serve to minimize vehicle trips and reduce greenhouse gas emissions through the design of internal roads in conjunction with the integrated development of residential and commercial uses, the elementary school, parks, recreation centers, and a trail system. Transit would be promoted in the Project's traditional neighborhood design and would include on-site bus stops. Trails and bike paths leading to close-to-home jobs, neighborhood-serving commercial uses, and the school would encourage residents to reduce vehicle miles traveled. The Project is also located near major freeways/highways, including I-5 and SR-126, minimizing the need for travel on local roadways.

J. ECONOMIC CHARACTERISTICS

As previously described, the Project would provide a mix of residential, commercial, school, park, recreational, and open space uses on the Project Site. Based on 2010 U.S. Census data for the community of Stevenson Ranch to the south, the average size of a housing unit is 3.36 persons per household.¹¹ Therefore, based on the proposed Project's construction of 1,574 housing units, the residential component of the Project would result in an estimated population increase of 5,288 persons. In addition, an estimated 2,679 jobs are anticipated to be created by the Project.

Environmental characteristics associated with buildout of the Project are addressed in **Section 4.1**, Environmental and Regulatory Setting, and throughout **Section 5.0**, Environmental Impact Analysis, of this Draft EIR, where appropriate.

K. REQUESTED PROJECT ENTITLEMENTS

Consistent with the County General Plan, the Area Plan, and Los Angeles County Code Titles 21 and 22, Zoning and Subdivision Ordinances, the Project Applicant needs County entitlements to be submitted, reviewed, and approved in accordance with the Los Angeles County Subdivision Ordinance and the California Subdivision Map Act. The

¹¹ U.S. Census Bureau, 2010.

requested entitlements include a zone change, a conditional use permit, an oak tree permit, a parking permit, and such other approvals, as needed, ministerial or otherwise, that the County determines necessary or appropriate to implement the Project. These entitlements, described in more detail below, would govern proposed development of the Project Site.

- **VTTM No. 53295.** Approval of this Vesting Tentative Tract Map is requested to create 339 single-family lots, 38 condominium lots for 1,235 multi-family units, 19 commercial lots, 66 open space lots, 24 lots for private drives, 9 lots for other landscaped areas, two private recreation lots, two public facility lots (public park and public school), a Spineflower Preserve lot, and utility improvements. The proposed tract map would subdivide 382.3 acres of the Project Site into a total of 500 lots.
- **Zone Change No. 00-210.** The zone change request would change the existing R-1 zoning within VTTM 53295 to RPD-5000-5.8U, C-2, and C-3. Refer to **Table 5.11-2**, Zoning Designations On-Site, in **Section 5.11**, Land Use and Planning, of this Draft EIR for a summary of the zone change acreages and **Figure 5.11-3**, Proposed Zoning Designations for VTTM 53295, therein for an associated map.
- **Conditional Use Permit No. 00-210.** The CUP would authorize: (1) grading within the Project Site in excess of 100,000 cubic yards; (2) implementation of the Residential Planned Development (RPD) zoning classification; (3) development in a hillside management (HM) area; (4) construction of an off-site water tank; and (5) reduction of minimum lot area from 5,000 square feet to a minimum of 4,500 square feet on the lesser of 16 single-family lots or five percent of single-family lots.
- **Oak Tree Permit No. 200700018.** The County Zoning Code contains provisions to protect trees of the oak genus. As a result, the removal or damage of certain “protected” oak trees is unlawful without a permit (Los Angeles County Zoning Code, Section 22.56.2050). With respect to the 104 oak trees located on-site, an Oak Tree Permit would be required for the removal of up to 67 oak trees, including 3 heritage oaks, and encroachment on up to 11 oak trees, including 1 heritage oak (26 oak trees would not be impacted). Included in these numbers are 20 removals, including the 3 heritage oaks, and 4 encroachments that are also covered by Oak Tree Permit No. 200500032 for Mission Village. If the approved Mission Village project is constructed first, 20 of the 67 oak trees would be removed and 4 trees would be encroached upon in conjunction with that development, thus the Project when built would require the removal of 47 oak trees (no heritage oaks) and 7 encroachments.
- **Parking Permit No. 200700013.** The Parking Permit is requested to authorize shared and reciprocal parking across lot lines for designated lots.

L. OTHER PERMITS AND APPROVALS

Table 3-3, Future Agency Actions, below identifies other permits and approvals, which are known to be needed, or may be needed, in order to implement various Project components in the future.

**Table 3-3
Future Agency Actions**

Agency	Possible Action Required
County Sanitation Districts of Los Angeles County (Santa Clarita Valley Sanitation District)	Annexation into Sanitation District
Los Angeles Local Agency Formation Commission	Annexation into Sanitation District; possible extension of Valencia Water Company service area
Regional Water Quality Control Board, Los Angeles Region	Section 401 certification or, alternatively, waste discharge requirements; construction de-watering permits
California Department of Fish and Wildlife	Streambed Alteration Agreement per Fish & Game Code Sections 1601, et seq.; Section 2081 Incidental Take Permits authorizing impacts to listed plant and animal species
United States Army Corps of Engineers	Section 404 permit under the federal Clean Water Act
United States Fish and Wildlife Service	Candidate Conservation Agreement to be made part of the Spineflower Conservation Plan
South Coast Air Quality Management District	Various permits for air emissions required under the Air Quality Management Plan
California Public Utilities Commission	Approval of Valencia Water Company service area extension to provide water to the Project Site (if VWC remains a regulated utility, such approval shall be obtained from the CPUC)
California Department of Transportation	Approvals of ramps, intersection improvements, and freeway mainline segments
City of Santa Clarita	Encroachment permits to construct off-site roadway improvements, if necessary
<p><i>Note: This table is not intended to provide the complete and final listing of all or expected future actions required to implement the Project but, rather, identifies those actions that are known at this time to be required in the future.</i></p>	