



## **SECTION 4.0**

### **Basis of Cumulative Analysis**

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## 4.0 BASIS OF CUMULATIVE ANALYSIS

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

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

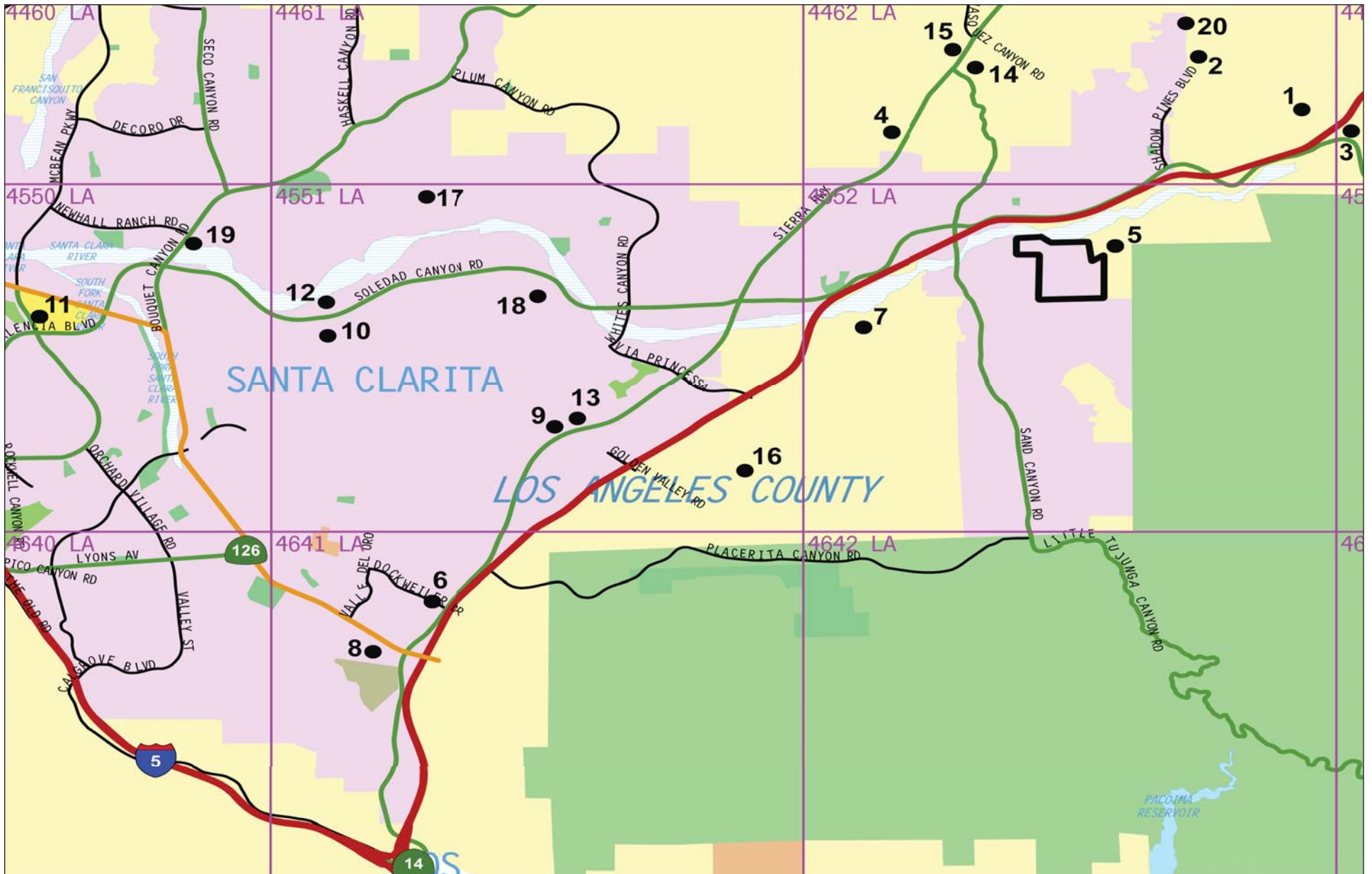
1. Either:
  - a. A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or
  - b. A summary of projections contained in an adopted General Plan or related planning document or in a prior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

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



**Table 4-1  
Cumulative Projects List**

Name and/or Location		Description
1	Spring Canyon (Tract 48086): North of SR 14 in Los Angeles County	549 Single Family Residential DU
2	Tick Canyon (TR 60259): North of SR 14 off Shadow Pines Boulevard in Los Angeles County	519 Single Family Residential DU
3	Bee Canyon (TR 54020): South of SR 14 in Los Angeles County	556 Single Family Residential DU
4	Skyline Ranch (TR 60922): North of City of Santa Clarita west of Sierra Highway in Los Angeles County	1,361 Single Family Residential DU
5	Tract 65159: South of the Santa Clara River/East of Lost Canyon Road	50 Single Family Residential DU
6	Northwest and Southwest corner of Dockweiler and Sierra Highway	190 Single Family Residential DU
7	Vista Ranch: Off Lost Canyon Road, West of Sand Canyon Road and South of the Santa Clara River	1,200 Residential DU and 950,000 square feet of commercial, office and hotel uses.
8	Gate-King Industrial Park: South of San Fernando Road/West of Sierra Highway	4,200,000 sq. ft. Industrial Park
9	Tract No. 61811: North side of Golden Valley Road at Robert E. Lee Parkway	167 Single Family Residential DU on 33 total acres.
10	Porta Bella or Whittaker-Bermite (partial): South of Soledad Canyon Road, east of Circle J Ranch area	Approximately 50 percent of the project land use is included in the Interim Year Database. 100 percent of the project land use is included in the long-range database. Includes 1,244 single-family dwelling units, 1,667 multi-family residential units, 2,911,000 square feet of commercial uses, and 448.7 acres of open space.
11	Valencia Town Center: East of McBean Parkway, north of Valencia Boulevard, south of Magic Mountain Parkway, and west of Citrus Street	Expansion of the existing shopping mall to consist of an additional 540,000 square feet of mixed retail and office uses.
12	Tentative Parcel Map 20838: North of Bouquet Canyon Road and south of the Santa Clara River	Development of 168 multi-family apartment dwelling units.
13	Valle Del Oro (TR 53419): North of Golden Valley Road and Northwest of Sierra Highway	111 Multi-family Residential DU
14	Tract No. 53074: Northeast corner of Sierra Highway and Sand Canyon Road	24 Single-family Residential DU, 100,000 square feet of commercial uses, and 2 open space lots on 55 total acres.
15	Tract No. 52355: North of Sierra Highway and east of Sand Canyon Road, just north of Tract No. 53074	63 Single-family Residential DU and 64 open space lots on 34.3 total acres.
16	Golden Valley Ranch (Tract No. 52414): South of SR-14, north of Placerita Canyon Road, and west of Sand Canyon Road	498 Single-family Residential DU, 618,759 square feet of commercial uses, open space, a school, and fire station on 1,289 total acres.
17	Northeast portion of the future intersection of Newhall Ranch Road and Golden Valley Road	319 Single Family Residential DU and 180 Multi-family Residential DU
18	South of Soledad Canyon Road at Penlon Road	147 Single Family Residential DU
19	North of Santa Clara River/East of Bouquet Canyon Road	16,000 square feet of commercial uses, 432 Single Family Residential DU, and 657 Multi-family Residential DU.
20	Northwest of Stonecrest/East of Sand Canyon Road	265 Single Family Residential DU
DU = dwelling unit		



Source: Thomas Bros. Map, Los Angeles County, 2006.

— Project Site

NOT TO SCALE

**RBF**  
CONSULTING



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MANCARA RESIDENTIAL PROJECT  
ENVIRONMENTAL IMPACT REPORT

## Cumulative Project Locations

Exhibit 4-1



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