

1. SUMMARY

The project site is located approximately 0.95 mile from, and within the service area of, the Canyon Country Jo Anne Darcy Library, County of Los Angeles Public Library (County Library) system. In addition to the Canyon Country Jo Anne Darcy Library, Santa Clarita Valley is currently served by three other County libraries (i.e., Newhall Library, Valencia Library, and Castaic Library) and the Santa Clarita Valley Bookmobile. Existing library space in the Santa Clarita Valley does not meet the County Library's service level guidelines. Based on the County Library's service level guidelines of 0.50 square foot of library facilities per capita and a collection size of 2.75 items (i.e., books, magazines, periodicals, audio, video, etc.) per capita, buildout of the proposed Vista Canyon project would require a total of 9,489 items, 1,725 square feet of library facilities, and 3.5 public access computers. The proposed project, with implementation of the residential overlay, would require a total of 11,468 items, 2,085 square feet of library facilities, and 4 public access computers. Payment of the City of Santa Clarita's adopted library impact fee of \$718.00 per new residential dwelling unit (as of February 2010), which accounts for the funding needed to construct new library facilities and acquire library resources, would ensure that the proposed project would not impair library services, and reduce any potential impact to a less-than-significant level.¹ Effective July 1, 2011, the City of Santa Clarita will assume operation of the three libraries within the City.

The proposed project also would result in a cumulatively considerable impact absent the payment of development fees due to its addition of a population requiring library services. However, because the proposed project and any future development would be required to pay the City's library impact fee, the project's cumulative contribution would be reduced to a less-than-significant level.

2. EXISTING CONDITIONS

a. County of Los Angeles Public Library (County Library)

The County Library operates facilities and services in both incorporated and unincorporated areas of the County. As such, the City of Santa Clarita contracts with the County for library services.

The project site currently is located within the County Library's Planning Area 1 (Santa Clarita Valley).² Following annexation, the project site would be located within the City of Santa Clarita. Under either

¹ Personal communication with Moise Blow, Administrative Assistant III, County of Los Angeles Public Library, Staff Services Section – Developer Fee Unit, with Chris Graham, Impact Sciences, Inc. (February 11, 2010).

² L.A. County Code, Sec. 22.72.020.

scenario (i.e., pre- or post-annexation), the project site is located within the Canyon Country Jo Anne Darcy Library's service area.

As illustrated in **Figure 4.11-1, Library Locations**, the County Library services the entire Santa Clarita Valley with four libraries and one bookmobile. **Table 4.11-1, Existing Library Resources Within the City of Santa Clarita**, summarizes the total square footage and resource availability of the existing libraries within the City. The four libraries include the Canyon Country Jo Anne Darcy Library, Valencia Library, Newhall Library, and Castaic Library. As the project is closest to the Canyon Country Jo Anne Darcy Library, a detailed description of the library follows.³ Additionally, short descriptions of the Valencia Library, Newhall Library, Castaic Library, and the Santa Clarita Valley Bookmobile are also provided below.

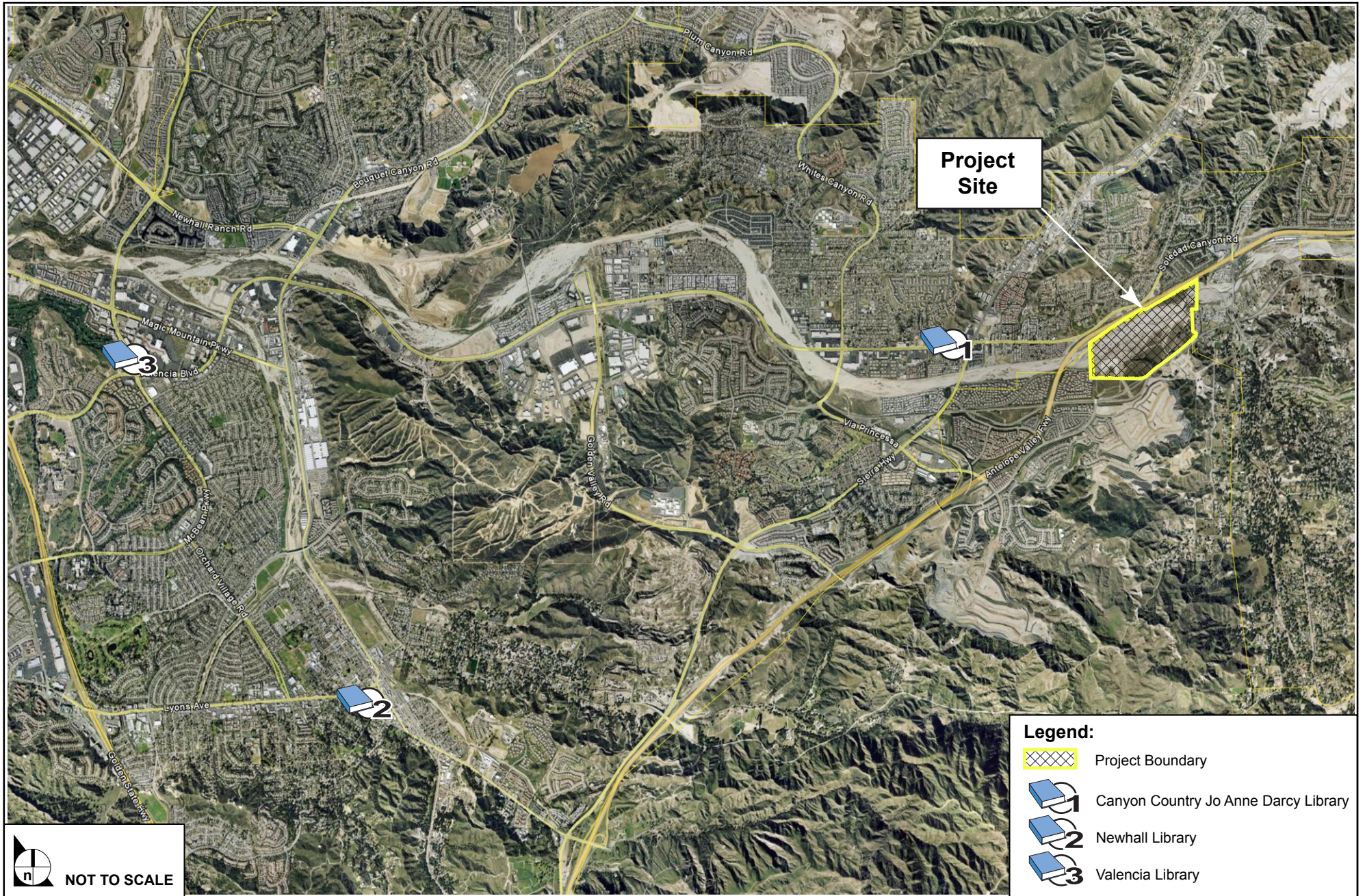
**Table 4.11-1
Existing Library Resources Within the City of Santa Clarita**

Library	Facility Size (sf)	Resources Available (books, audio and video recordings, periodicals, etc.)
Canyon Country Jo Anne Darcy	12,864	82,012
Newhall	4,842	47,736
Valencia	23,966	186,178
Castaic Library	6,985	30,065
Santa Clarita Valley Bookmobile ¹	N/A	10,940
Total	48,657	356,931

Source: Written correspondence from Malou Rubio, Head of Staff Services, County of Los Angeles Public Library (November 20, 2009).

Notes: Andrea Kish, Assistant Region Administrator, personal communication with Chris Hampson (March 10, 2009). The bookmobile is 133 square feet and 27.5 feet long.

³ Terri Maguire, County of Los Angeles Public Library, Chief Deputy County Librarian, personal communication with Chris Graham (December 23, 2008).



SOURCE: Google Earth - 2009, Impact Sciences, Inc. - January 2009

FIGURE 4.11-1

Library Locations

(1) Canyon Country Jo Anne Darcy Library

The Canyon Country Jo Anne Darcy Library, located at 18601 Soledad Canyon Road in the City of Santa Clarita, approximately 1 mile to the west of the project site, is the nearest library that would provide library services to the project site. The Canyon Country Jo Anne Darcy Library is approximately 12,864 square feet in size and has a collection of 82,012 items.⁴ This library also offers public access to the internet via 16 computers. The Canyon Country Jo Anne Darcy Library has five full-time employees and 19 part-time employees to serve customers needs. The library's operating hours are Monday through Wednesday from 10:00 AM to 8:00 PM, Thursday and Friday from 10:00 AM to 6:00 PM, and Saturday from 10:00 AM to 5:00 PM.⁵ The library is closed on Sundays.⁶

Construction has started on the expansion to the Canyon Country Jo Anne Darcy Library, so as to add 4,189 square feet, under its current lease with the City of Santa Clarita.⁷ At the time of this section's writing, no formal agreement has been reached between the County Library and City regarding occupancy of the additional space nor has a schedule for the required renovation work been established. The 4,189-square-foot expansion of the Canyon Country Jo Anne Darcy Library would not be used solely for the storage of books. However, the library would purchase an additional 7,000 books and library material upon the completion of the expansion.

(2) Valencia Library

The Valencia Library, located at 23743 West Valencia Boulevard in Valencia, which serves as the main library for the Santa Clarita Valley, is located approximately 6.7 miles west of the project site. The Valencia Library was officially dedicated on May 24, 1972, and opened with a collection totaling 50,000 volumes.⁸ The library underwent a complete remodel in November 1994, and now contains a collection totaling 186,178 volumes.⁹

⁴ Written correspondence from Malou Rubio, Head of Staff Services, County of Los Angeles Public Library (November 20, 2009).

⁵ County of Los Angeles Public Library, "Canyon Country Jo Anne Darcy Library," <http://www.colapublib.org/libs/canyoncountry/> (2009).

⁶ County of Los Angeles Public Library, <http://www.colapublib.org/libs/canyoncountry/> (2009).

⁷ Written correspondence from Mosie Blow, Head, Administrative Assistant III, County of Los Angeles Public Library (February 18, 2010).

⁸ County of Los Angeles Public Library, "Valencia Library" <http://www.colapublib.org/libs/valencia/> (January 5, 2009).

⁹ Written correspondence from Malou Rubio, Head of Staff Services, County of Los Angeles Public Library (November 20, 2009).

The library recently underwent another remodel and re-opened on February 1, 2010.¹⁰ The latest remodeling efforts included interior painting of the existing library, voice/data electrical saw cutting, installation of new service desks, installation of new self check-out machines, and the installation of new computer workstations.¹¹ The remodeled Valencia Library was not expanded; therefore, the Valencia Library remains approximately 23,966 square feet in size.¹² Furthermore, the Valencia Library did not add additional items or computers to its inventory upon completion of the remodeling process.¹³

(3) Newhall Library

The Newhall Library, located at 22704 West 9th Street in Newhall, approximately 5.7 miles southwest of the project site, serves as a branch to the Valencia Library. The library's current collection is comprised of 47,736 items.¹⁴ The library also has a local history collection, is approximately 4,842 square feet in size, and has two public access computers.

The Newhall Library will be moved to a new location, 22601 Lyons Avenue in Santa Clarita, approximately 0.15 mile northeast of its existing site.¹⁵ Groundbreaking at the new site recently occurred and full construction is scheduled to begin in the summer of 2010.¹⁶ Upon completion of the relocated Newhall Library, it is estimated that the library will be approximately 30,752 square feet, and will accommodate 105,000 to 110,000 items and 70 computers.¹⁷

(4) Castaic Library

The Castaic Library, located at 27971 Sloan Canyon Road in Castaic, is approximately 6.3 miles north of the intersection of Wolcott Way and SR-126. This Library is approximately 6,985 square feet in size and contains a total of 30,065 items in its collection.¹⁸ The library is open Monday and Tuesday from

¹⁰ County of Los Angeles Public Library, "Canyon Country Jo Anne Darcy Library" <http://www.colapublib.org/libs/canyoncountry/> (2009).

¹¹ County of Los Angeles Public Library, <http://www.colapublib.org/libs/canyoncountry/> (2009).

¹² County of Los Angeles Public Library, <http://www.colapublib.org/libs/canyoncountry/> (2009).

¹³ County of Los Angeles Public Library, <http://www.colapublib.org/libs/canyoncountry/> (2009).

¹⁴ Written correspondence from Malou Rubio, Head of Staff Services, County of Los Angeles Public Library (November 20, 2009).

¹⁵ County of Los Angeles Public Library, "Canyon Country Jo Anne Darcy Library" <http://www.colapublib.org/libs/canyoncountry/> (2009).

¹⁶ Written correspondence from Mosie Blow, Head, Administrative Assistant III, County of Los Angeles Public Library (February 18, 2010).

¹⁷ County of Los Angeles Public Library, "Canyon Country Jo Anne Darcy Library" <http://www.colapublib.org/libs/canyoncountry/> (2009).

¹⁸ Written correspondence from Malou Rubio, Head of Staff Services, County of Los Angeles Public Library (November 20, 2009).

10:00 AM to 8:00 PM, Wednesday and Thursday from 12:00 PM to 6:00 PM, Friday from 12:00 PM to 5:00 PM, and Saturday 10:00 AM to 5:00 PM.

(5) Santa Clarita Valley Bookmobile

A bookmobile service is provided to outlying areas of the Valley, such as Val Verde, Agua Dulce, Acton, Castaic, and the Friendly Valley Senior Community. This bookmobile consists of one vehicle and contains 7,192 items in its collection.¹⁹

b. Funding and General Level of Service

The County Library adopted service level guidelines of 0.5 gross square foot and 2.75 items per capita, which currently serve as general planning tools for new library services and facilities.²⁰ At the time of this writing, Valley-wide library square footage totals 48,657 square feet and items total 356,931.²¹ Based on a Valley-wide population of 252,000 persons, the library facilities, books, and other materials in Santa Clarita Valley are at 0.19 square foot per capita and 1.42 items per capita, respectively. Therefore, the existing libraries in Santa Clarita Valley do not currently meet the County Library's service level guideline for library items and available space per capita.

Funding sources for the County Library consist of, in descending proportions, property taxes, County General Fund allocation, a special tax, and revenue from fines, fees and other miscellaneous sources. For several years, the County Board of Supervisors has made an allocation from the County General Fund to the County Library. However, the funding in the County Library's operating budget does not provide for the replacement or expansion of library facilities. Funding for such improvements, instead, is generated by the County's developer fee program.

In 1992, the State of California shifted property tax revenues from library operations to help finance education. In response to this lost revenue, in 1994, the County Board of Supervisors adopted a community facilities district for extended library services and facilities in the unincorporated areas of the County and 11 cities, including unincorporated areas within Santa Clarita Valley. On June 3, 1997, Proposition L was passed by a two-thirds majority, which assessed an annual special tax for library services. Effective July 1, 2007, the special tax is \$25.72 per parcel. The special tax may increase annually

¹⁹ Written correspondence from Malou Rubio, (November 20, 2009).

²⁰ Written correspondence from Malou Rubio, (November 20, 2009).

²¹ Written correspondence from Malou Rubio, (November 20, 2009). (This includes square footage from the Valencia Library, Newhall Library, Castaic Library, and Canyon Country Jo Anne Darcy Library, and items from the collections at the Valencia Library, Newhall Library, Castaic Library, Canyon Country Jo Anne Darcy Library, and Santa Clarita Valley Bookmobile.)

on July 1. The County Library's special tax currently affects unincorporated County areas, including the project site, and 11 cities, including the City of Santa Clarita.

On October 27, 1998, the County Board of Supervisors established a permanent library facilities mitigation fee on all new residential development to mitigate impacts to County Library services, as set forth in Chapter 22.72 of the Los Angeles County Municipal Code. The library fee in Planning Area 1, within which the project site is located, is currently \$790.00 per dwelling unit.²² The County's Library's mitigation fee is subject to an annual Consumer Price Index (CPI) adjustment on July 1 of each year.²³

The City of Santa Clarita also provides for a library facilities and technology mitigation fee for residential development projects in section 16.21.200 of its Municipal Code. The City's fee program is comparable to that established by the County, such that the fee amount is reviewed annually and adjusted, as necessary. No tract map, parcel map, conditional use permit, other land use permit, or other entitlement can be approved unless payment of the library facilities fee is made a condition of approval for any such entitlement. The City's current library facilities fee is \$718.00 per dwelling unit.²⁴ Since the proposed project would be annexed into the City of Santa Clarita upon buildout, the applicant of the proposed project would be required to pay the City's current library facilities fee.

In addition to the County library system, other library resources may be available to area residents, including those located at local colleges (e.g., College of the Canyons, Masters College, and California Institute of the Arts), high schools, and junior high schools. Public and private educational facilities have rules and regulations concerning availability of general public use of library facilities. Nonetheless, these services augment County facilities by providing some residents alternative sources for library materials. Some of these library facilities charge a fee to use their materials, and their use can be restricted.

3. PROPOSED PROJECT IMPROVEMENTS

The project proposes 1,117 residential units with an estimated population of 3,450 residents. The project also proposes to include an option to implement a residential overlay, which would allow up to 1,350 residential units to be developed with an estimated population of 4,170 residents.

²² Personal communication with Moise Blow, Administrative Assistant III, County of Los Angeles Public Library, Staff Services Section – Developer Fee Unit, with Chris Graham, Impact Sciences, Inc. (February 11, 2010).

²³ Meeting with Michele Mathieu, County of Los Angeles Public Library, Library Headquarters (April 21, 2003).

²⁴ City of Santa Clarita, Schedule of Fees and Charges, Adopted 2009-2010 Fees, [http://www.santa-clarita.com/cityhall/pw/building/B&S%20Fee%20Schedule%20FY09-10%20\(6-9-09\).pdf](http://www.santa-clarita.com/cityhall/pw/building/B&S%20Fee%20Schedule%20FY09-10%20(6-9-09).pdf). Accessed April 9, 2010.

4. PROJECT IMPACTS

The analysis of potential impacts to library services associated with operation of the proposed project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

Significance threshold criteria specific to library services are not included in the *State California Environmental Quality Act (CEQA) Guidelines*. However, Appendix G to the *State CEQA Guidelines* addresses public services, such as fire, police, schools, parks, and “other public facilities.” According to Appendix G, the proposed project would have a potentially significant impact on public facilities if the project would result in:

- substantially adverse physical impacts associated with the provisions of new or physically altered governmental facilities, or
- the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

In addition, the County Library system has adopted the following planning standards for library services:

- 0.50 gross square foot of library facilities per capita
- 2.75 library material item (books, periodicals, audio cassettes, videos, etc.) per capita
- One computer per 1,000 capita²⁵

The County Library uses these standards for planning future library services and facilities.

b. Impact Analysis

Construction-related activities would not impact the County Library as the activities would not create a foreseeable demand for library services. That is, construction workers are not likely to frequent the County Library system as a direct result of the proposed project.

However, occupancy of the proposed project's residential uses would increase the demand placed on library services at the Canyon Country Jo Anne Darcy Library, increasing the need for additional library facility space and library items. Based on the County Library's service level guideline of 0.50 square foot

²⁵ Written correspondence from Malou Rubio, Head, County of Los Angeles Public Library (December 23, 2008; see **Appendix 4.17**).

of library facilities per capita, the proposed project would require a total of 1,725 square feet of library facilities. And, based on the County Library's service level guidelines of 2.75 items per capita and one computer per 1,000 capita served, it is anticipated that 9,488 items and 3.5 additional public access computers would be required to serve the project population. With respect to project implementation with the residential overlay, a total of 2,085 square feet of library facilities, 11,468 items, and 4 additional public access computers would be required to serve the project population. Please refer to **Appendix 4.11** for detailed calculations.

Residents of the proposed project would generate new tax revenues and, as noted above, funding sources for the County Library consist of property taxes, state assistance, and revenue from fines, fees, and other miscellaneous revenue. According to County Library staff, increased tax revenues funding addresses only library operations and, because of uncertainty regarding General Fund contribution levels, it is not adequate to offset the impact of the project on the County Library's ability to construct new libraries and purchase new items (books, periodicals, audio cassettes, videos, etc.). Consequently, the tax revenues collected would not adequately cover all the costs of serving the project population, and a significant impact on the library system would result.

In order to minimize potentially adverse effects, the County and City have devised library facilities mitigation fee programs, and the project applicant would be required to remit payment pursuant to the City's program to account for library-related construction and acquisition costs. Requiring payment of the library facilities fee in effect (currently \$718.00 per unit of residential development) would mitigate project-related impacts on the County Library to a less-than-significant level. Based on the City's current library facilities fee of \$718.00 per unit, the estimated fees that would be collected from the proposed project to pay for new library construction and item purchases would be \$802,006 ($\$718.00 \times 1,117 \text{ units} = \$802,006$). If the residential overlay portion were to be implemented within the proposed project, the estimated fees that would be collected from the proposed project to pay for new library construction and item purchases would increase to \$969,300 ($\$718.00 \times 1,350 \text{ units} = \$969,300$).

5. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

- The applicant shall pay the library facilities mitigation fee in place at the time of building permit issuance to the City of Santa Clarita to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit-by-building permit basis.

6. MITIGATION MEASURES PROPOSED BY THIS EIR

Provided that the project applicant pays the required library fees, no further mitigation would be required as impacts would be less than significant.

7. CUMULATIVE IMPACTS

To analyze the potential cumulative impacts of the proposed project on library services, in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the project was determined. For this EIR, two cumulative analysis scenarios were utilized: (1) the Santa Clarita Valley Cumulative Build-Out Scenario, and (2) the proposed One Valley One Vision (OVOV) General Plan Build-Out Scenario. A brief explanation of each of these two cumulative scenarios is provided below, along with an analysis of the proposed project's cumulative contributions.

a. Santa Clarita Valley Cumulative Build-Out Scenario

This cumulative scenario entails buildout of all lands under the current land use designations provided in the existing Santa Clarita Valley Area Plan and City of Santa Clarita General Plan, plus the proposed project, plus all known active pending existing General Plan Amendment requests for additional urban development in unincorporated areas of Santa Clarita Valley and the City of Santa Clarita. A list of the future development activity expected under the Santa Clarita Valley Cumulative Build-Out Scenario is presented below in **Table 4.11-2, Santa Clarita Valley Cumulative Build-Out Scenario**.

Upon buildout under this scenario, 438,739 residents (435,291 population of the existing General Plan + 3,448 residents contributed by development of the proposed project) would create a total demand for 219,370 square feet of library facilities (or 177,698 square feet more than the existing 41,672 square feet) and 1,206,533 items (or 645,919 items more than the existing 560,314 items) and 439 public access computers. If the proposed project's residential overlay is implemented, then buildout under this scenario would total 439,458 residents (435,291 population of the existing General Plan + 4,167 residents contributed by development of the proposed project with the residential overlay component), and would create a total demand for 219,729 square feet of library facilities (or 178,057 square feet more than the existing 41,672 square feet) and 1,208,506 items (or 699,445 items more than the existing 509,065 items) and 439 public access computers. Please refer to **Appendix 4.11** for calculations. Since the proposed project would remit payment to the City of Santa Clarita in accordance with its library facilities mitigation fee program, the cumulatively considerable impact would be reduced to a less-than-significant level.

**Table 4.11-2
Santa Clarita Valley Cumulative Build-Out Scenario**

Land Use Types	Cumulative Buildout w/o Project¹	Proposed Project	Cumulative Total	Project with Overlay	Cumulative Total
Single-Family	93,412 du	96 du	93,508 du	96 du	93,508du
Multi-Family	47,621 du	1,021 du	48,642 du	1,254 du	49,875 du
Mobile Home	2,699 du		2,699 du		2,699 du
Commercial Retail	18,866,030 sq. ft.	164,000 sq. ft.	19,030,030 sq. ft.	164,000 sq. ft.	19,030,030 sq. ft.
Hotel	2,071 rooms	200 rooms	2,271 rooms	200 rooms	2,271 rooms
Sit-Down Restaurant	283,790 sq. ft.		283,790 sq. ft.		283,790 sq. ft.
Fast Food Restaurant	23,600 sq. ft.		23,600 sq. ft.		23,600 sq. ft.
Movie Theater	3,300 seats		3,300 seats		3,300 seats
Health Club	54,000 sq. ft.		54,000 sq. ft.		54,000 sq. ft.
Car Dealership	411,000 sq. ft.		411,000 sq. ft.		411,000 sq. ft.
Elem./Middle School	278,590 students	431 students	279,021 students	520 students	279,110 students
High School	12,843 students	112 students	12,955 students	132 students	12,975 students
College	29,948 students		29,948 students		29,948 students
Hospital	247,460 sq. ft.		247,460 sq. ft.		247,460 sq. ft.
Library	171,790 sq. ft.		171,790 sq. ft.		171,790 sq. ft.
Church	501,190 sq. ft.		501,190 sq. ft.		501,190 sq. ft.
Day Care	785,000 sq. ft.		785,000 sq. ft.		785,000 sq. ft.
Industrial Park	41,743,950 sq. ft.		41,743,950 sq. ft.		41,743,950 sq. ft.
Business Park	8,424,330 sq. ft.		8,424,330 sq. ft.		8,424,330 sq. ft.
Manufact./Warehouse	3,932,470 sq. ft.		3,932,470 sq. ft.		3,932,470 sq. ft.
Utilities	1,150,240 sq. ft.		1,150,240 sq. ft.		1,150,240 sq. ft.
Commercial Office	6,380,520 sq. ft.	646,000 sq. ft.	7,026,520 sq. ft.	396,000 sq. ft.	6,776,520 sq. ft.
Medical Office	133,730 sq. ft.		133,730 sq. ft.		133,730 sq. ft.
Golf Course	1,209.0 ac		1,209.0 ac		1,209.0 ac
Developed Parkland	477.3 ac	6.3 acres	483.6 ac	6.3 acres	483.6 ac
Undeveloped Parkland	1,000.0 ac		1,000.0 ac		1,000.0 ac
Special Generator ²	413.0 sg		413.0 sg		413.0 sg

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ *Santa Clarita Valley Consolidated Traffic Model (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan and Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.*

² *Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.*

b. Proposed OVOV General Plan Build-Out Scenario

The proposed OVOV General Plan Build-Out Scenario is based on buildout of the City of Santa Clarita and the proposed buildout of the City of Santa Clarita sphere of influence (SOI) under the proposed OVOV General Plan. **Table 4.11-3, OVOV General Plan Build-Out Scenario**, shows a list of the existing and pending future buildout for each land use type within the existing City of Santa Clarita boundaries and the proposed City of Santa Clarita SOI boundaries.

Upon buildout of this scenario, 275,000 residents (proposed project included) would require approximately 137,500 square feet of library space and 756,250 library material items. Since the proposed project would remit payment to the City of Santa Clarita in accordance with its library facilities mitigation fee program, the cumulatively considerable impact would be reduced to a less-than-significant level.

**Table 4.11-3
OVOV General Plan Build-Out Scenario**

Land Use Types	Cumulative Buildout of the City of Santa Clarita and City SOI
Single-Family Residential Units	77,975 du
Multi-Family Residential Units	65,327 du
Mobile Home Units	3,420 du
Senior Active Units	2,352 du
Commercial Center	21,126,810 sq. ft.
Commercial Shops	2,104,110 sq. ft.
Hotel	2,527 rooms
Sit-Down Restaurant	289,720 sq. ft.
Fast-Food Restaurant	64,420 sq. ft.
Movie Theater	3,600 seats
Health Club	138,000 sq. ft.
Car Dealership	530,000 sq. ft.
Elementary School/Middle School	51,667 students
High School	18,500 students
College	36,062 students
Hospital	365,160 sq. ft.
Library	91,400 sq. ft.
Church	997,460 sq. ft.
Day Care	540 students
Industrial Park	36,687,270 sq. ft.
Business Park	7,797,080 sq. ft.
Manufacturing/Warehouse	3,268,690 sq. ft.

Land Use Types	Cumulative Buildout of the City of Santa Clarita and City SOI
Utilities	1,032,440 sq. ft.
Regional Post Office	780,000 sq. ft.
Commercial Office	8,483,890 sq. ft.
High-Rise Office	300,000 sq. ft.
Medical Office	730,560 sq. ft.
Post Office	50,000 sq. ft.
Golf Course	1,338 ac
Developed Parkland	1,040.2 ac
Undeveloped Parkland	890 acres
Special Generator	380.13 sg

Source: Written Communication with Mike Ascione, City of Santa Clarita, with Susan Tebo (April 2, 2009).

du = dwelling unit; sq. ft. = square feet; sg = special generator; ac = acres

Special Generators include Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

8. CUMULATIVE MITIGATION MEASURES

The proposed project would pay the City's library facilities mitigation fees, which would mitigate its cumulative impacts to the services provided by the County Library. No additional cumulative mitigation measures are required.

9. SIGNIFICANT UNAVOIDABLE IMPACTS

With payment of the library facilities fee, project-specific and cumulative impacts to library services would be reduced to below a level of significance. No unavoidable and significant impacts are anticipated.