

## 4.12 PARKS AND RECREATION

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### 1. SUMMARY

*There are several existing and proposed parks in the vicinity of the project site, including local parks maintained by the City of Santa Clarita, regional parks maintained by Los Angeles County, and state parks maintained by the State of California. The City and County also have an established trail system—the Santa Clarita Valley Backbone Trails—that provides local and regional links to trails.*

*The City's Department of Parks, Recreation and Community Services (City Department of Parks) has determined that there is a citywide shortage of active parkland; specifically, there is a deficit of 285 acres of parkland per the minimal State Quimby Act standard of 3 acres per 1,000 residents. Under the General Plan and Santa Clarita Parks, Recreation & Open Space Master Plan standard of 5 acres of parkland per 1,000 residents, the City is short 639 acres of local (neighborhood and/or community) parkland.*

*The proposed project incorporates approximately 18 acres of formal active/passive park or recreational uses, including the approximately 7-acre Oak Park and 1-acre River Education Center, both of which are proposed for dedication to the City. Other recreational facilities include the Community Garden, Town Green, up to six private recreational facilities and project trails. The proposed project trails extend over 4 miles both on and off the project site, including significant extensions of the Santa Clara River Trail. The project's trail system would provide: (i) access to the regional trail network and open areas; and (ii) connections between living areas, shopping, work, entertainment, schools, and civic and recreational facilities. The proposed project satisfies the City's parkland standards through the provision of a combination of parkland, private recreation facilities and payment of fees and, therefore, would not result in significant unavoidable impacts to local parks and recreation facilities.*

*Implementation of cumulative projects would incrementally increase the demand for local active park facilities in an area where such facilities are already below locally adopted standards. However, the proposed project would meet the City parkland requirements; therefore, the proposed project would not contribute to cumulative park impacts within the City. Furthermore, other future development projects would be subject to the City and Quimby Act requirements, which would reduce the demands associated with each future project. Accordingly, no significant cumulative parkland impacts are expected to occur with approval of the proposed project.*

### 2. INTRODUCTION

Information in this section was derived from: (i) the City Department of Parks, Recreation and Community Services (ii) the Draft One Valley One Vision General Plan, (iii) the Draft One Valley One Vision Draft Program EIR; (iv) the Santa Clarita Parks, Recreation and Open Space Master Plan, (v) the City of Santa Clarita General Plan; and (vi) local, county, state, and federal recreation facility records.

### a. City of Santa Clarita Park Standards

A parkland standard is the ratio upon which dedications and/or development fees can be based; it creates an obligation to fund improvements that achieve a uniform standard throughout the City. The Quimby Act, established by state law, requires that every city provide a minimum of 3 acres of parkland per 1,000 residents. The City's existing General Plan exceeds the Quimby Act minimum and encourages that 5 acres of parkland per 1,000 residents be provided. This is the highest standard allowed under the Quimby Act. The Quimby Act and General Plan standards have been incorporated into the City's Municipal Code.

As allowed under the Quimby Act, the City's Unified Development Code (UDC) requires a minimum of 3 acres per 1,000 residents using the latest State of California Department of Finance population figures.<sup>1</sup> The City UDC identifies the following park and recreation facilities that may be eligible for Quimby credit: publicly or privately owned playgrounds; tennis, basketball or other similar game court areas; swimming pools; athletic fields; picnic areas; and, other types of natural or scenic areas that comply with established criteria and are recommended by the City Department of Parks for passive or active recreation.<sup>2</sup> Partial credit may be permitted for private parkland usable for active recreational purposes. The amount of the credit may be based on the commitment of the developer to install within the private open space any of the local park basic elements listed below, or a combination of such and other recreation improvements that will meet the specific recreation needs of future residents of the area:<sup>3</sup>

- (a) three acres of open turf, with less than a 3 percent slope, for soccer, football, golf, basketball, etc.;
- (b) recreation building and facilities;
- (c) court areas; or,
- (d) recreational swimming areas (minimum 800 square feet surface area).

The City also requires parallel and adjacent Class I bike trails along all new major and secondary highways and, when a project is located adjacent to the Santa Clara River, along the River Corridor.

## 3. EXISTING CONDITIONS

There is no developed or undeveloped parkland existing on the project site. However, there are a variety of public park and private recreation areas located within the vicinity of the project site. The City Department of Parks has determined that there is a citywide shortage of local parkland. Using the

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<sup>1</sup> City of Santa Clarita Unified Development Code, Chapter 16.15.

<sup>2</sup> City of Santa Clarita Unified Development Code, Chapter 16.15.

<sup>3</sup> City of Santa Clarita Unified Development Code, Chapter 16.15.090.

minimum UDC standard of 3 acres per 1,000 residents, the City is short 285 acres of parkland. Under the General Plan and Santa Clarita Parks, Recreation & Open Space Master Plan standard of 5 acres of parkland per 1,000 residents, the City is short 639 acres of local (neighborhood and/or community) parkland. The following is a discussion of local and regional parks and trails within the City.

#### a. Existing Parks

The City Department of Parks currently maintains 20 City parks totaling 246 acres. These parks range in size from slightly more than 0.5 acre to 80 acres, and include numerous recreational facilities. The City's parks are categorized into four common types, as derived from the National Parks and Recreation Association standards:

- Neighborhood
- Community
- Special Use Facilities
- Regional

City and regional parklands are illustrated on **Figure 4.12-1, Parks, Recreation, and Open Space Resources**, and summarized in the accompanying **Table 4.12-1, Parks, Recreation, and Open Space Resources**.

**Table 4.12-1  
Parks, Recreation, and Open Space Resources**

| Inventory of Park and Open Space Lands - Santa Clarita Valley - 2008 |     |   |     |
|--|-----|---|-----|
| <u>City Parks</u>  | No. | <u>State Parks/Recreation Areas</u>                 | No. |
| Almendra   | 1   | Castaic Lake Rec. Area                              | 42  |
| Begonias Lane  | 2   | Placerita Canyon Nature Area.                       | 43  |
| Bouquet Canyon   | 3   | Vasquez Rocks                                       | 44  |
| Bridgeport   | 4   |   |     |
| Canyon Country   | 5   | <b><u>Nature Preserves and Other Open Space</u></b> |     |
| Central Park   | 6   | Santa Clarita Woodlands                             | 45  |
| Circle J Ranch   | 7   | (includes Ed Davis Park)                            |     |
| Creekview  | 8   | Whitney Canyon                                      | 46  |
| Newhall  | 9   | Elsmere Canyon                                      | 47  |
| North Oaks   | 10  | Mentryville   | 48  |
| Oak Spring Canyon  | 11  | Santa Clara River Open Space                        | 49  |
| Old Orchard  | 12  | Wagoner Open Space                                  | 50  |
| Pamplico   | 13  | Quigley Canyon Open Space                           | 51  |

| Inventory of Park and Open Space Lands - Santa Clarita Valley - 2008 |            |  |            |
|--|------------|--|------------|
| Santa Clarita  | 14         | Golden Valley Ranch  | 52         |
| Valencia Glen  | 15         | Placerita Canyon Open Space  | 53         |
| Valencia Heritage  | 16         | Michael D. Antonovich Open Space                                     | 54         |
| Valencia Meadows   | 17         | Castaic Open Space   | 55         |
| Caravahlo/SC Sports Complex  | 18         | Wilson Canyon Ranch  | 56         |
| Todd Longshore   | 19         | Newhall High Country Open Space                                      | 57         |
| Veterans Historical Plaza  | 20         | Round Mountain   | 58         |
|  |            |  |            |
| <b><u>County Parks</u></b>   |            | <b><u>National Forest Land</u></b>                                   |            |
| Chesebrough  | 21         | Angeles National Forest  | 59         |
| Del Valle  | 22         | Los Padres National Forest   | 60         |
| Hasley Canyon  | 23         |  |            |
| Jake Kuredjian   | 24         | <b><u>Planned Communities Open Space</u></b>                         |            |
| Northbridge  | 25         | Newhall Ranch  | 61         |
| Pico Canyon  | 26         |  |            |
| <b><u>County Parks (cont.)</u></b>                                   | <b>No.</b> |  | <b>No.</b> |
| David March (Plum Canyon)  | 27         | <b><u>Golf Courses</u></b>   |            |
| Richard Rioux  | 28         | Valencia Country Club (private)                                      | 62         |
| Val Verde  | 29         | Vista Valencia (public)  | 63         |
| Castaic Regional Sports Complex                                      | 30         | Robinson Ranch (public)  | 64         |
| William S. Hart Park   | 31         | TPC at Valencia (semi-private)                                       | 65         |
| Tesoro Adobe Park  | 32         |  |            |
| Ed Davis Park  | 33         | <b><u>Utility Facilities/Corridors</u></b>                           |            |
|  | 68         | Castaic Lake Water Agency Conservatory<br>Garden and Learning Center | 66         |
| Hasley Equestrian Center   |            |  |            |
| Fair Oaks Park   | 69         |  |            |
| West Creek Park  | 70         | <b><u>Cemeteries</u></b>   |            |
|  |            | Eternal Valley Memorial  | 67         |
| <b><u>Passive Parks</u></b>  |            |  |            |
| Chevron-Pioneer  | 34         |  |            |
| Lost Canyon  | 35         |  |            |
| Mint Canyon  | 36         |  |            |
| Rivendale  | 37         |  |            |
| River Park   | 38         |  |            |
| Sand Canyon River  | 39         |  |            |
| Summit Park  | 40         |  |            |
| Veteran's Plaza  | 41         |  |            |

In addition, within the City, the County of Los Angeles Department of Parks and Recreation owns and maintains the William S. Hart Park, Cheseborough Park and Northbridge Park, all of which constitute an additional 239.2 acres of parkland.

**(1) Neighborhood Parks**

Neighborhood parks typically provide active recreational areas along with fields, courts, and/or some passive areas (e.g., picnic areas). This park type varies in size from 5 to 10 acres, and is intended to serve a population up to 5,000 within a 0.5-mile radius. Generally, neighborhood parks are located within the residential areas that are served by the park. The City has 12 neighborhood parks, the closest of which (to the project site) is the Oak Spring Canyon Park.

**(2) Community Parks**

Community parks are at least 10 to 40 acres in size and are located to serve several neighborhoods of approximately 20,000 people within a 2-mile radius. This type of park can include both passive and active areas, and may contain features such as gymnasiums, multi-purpose rooms, classrooms, and offices for recreation staff. Other facilities often found at community parks might include sports fields and courts, amphitheatres, group picnic areas, and off-street parking. Large special events, such as concerts and festivals, might also be held in community parks. The City has five community parks; the closest to the project site is the Canyon Country Park.

**(3) Special Use Facilities**

Special Use Facilities generally possess a unique character or function focused on a single type of activity. Vista points, greenbelts, rest areas, or community buildings (without an associated park) might be considered Special Use Facilities. Special Use Facilities are not usually included in the service area analysis for neighborhood parks. The Veterans Historical Plaza is considered a special use facility. The proposed project's River Education Center also would be considered a Special Use Facility.

**(4) Regional Parks**

Acreage for a regional park usually exceeds 40 acres. As described in the City's Parks, Recreation & Open Space Master Plan, regional parks provide for organized or league sports complexes, individual sports, cultural enrichment, large passive areas, and historical protection and interpretation. These parks are accessible to large community populations living within a radius distance of approximately 1 hour's drive. The City's two regional parks are Central Park and the Santa Clarita Sports Complex.

In addition to acquiring and developing new park land, the City continues to expand and upgrade sports and recreational facilities at its existing parks. In 2007, the City awarded a design contract for a major expansion to the existing sports complex in the Centre Pointe Business Park, which includes a sand

volleyball court, outdoor basketball courts, a remodeled and expanded skate park, and multi-use fields on 15 acres. These facilities are now open.

## **b. Natural Open Space Parks**

Natural Open Space Park is a new category of park facility identified in the proposed OVOV General Plan, but was previously encompassed by the Special Use Facilities designation. Natural Open Space Parks are increasing in the City in terms of quantities, size, and importance, thereby warranting the creation of a new category.

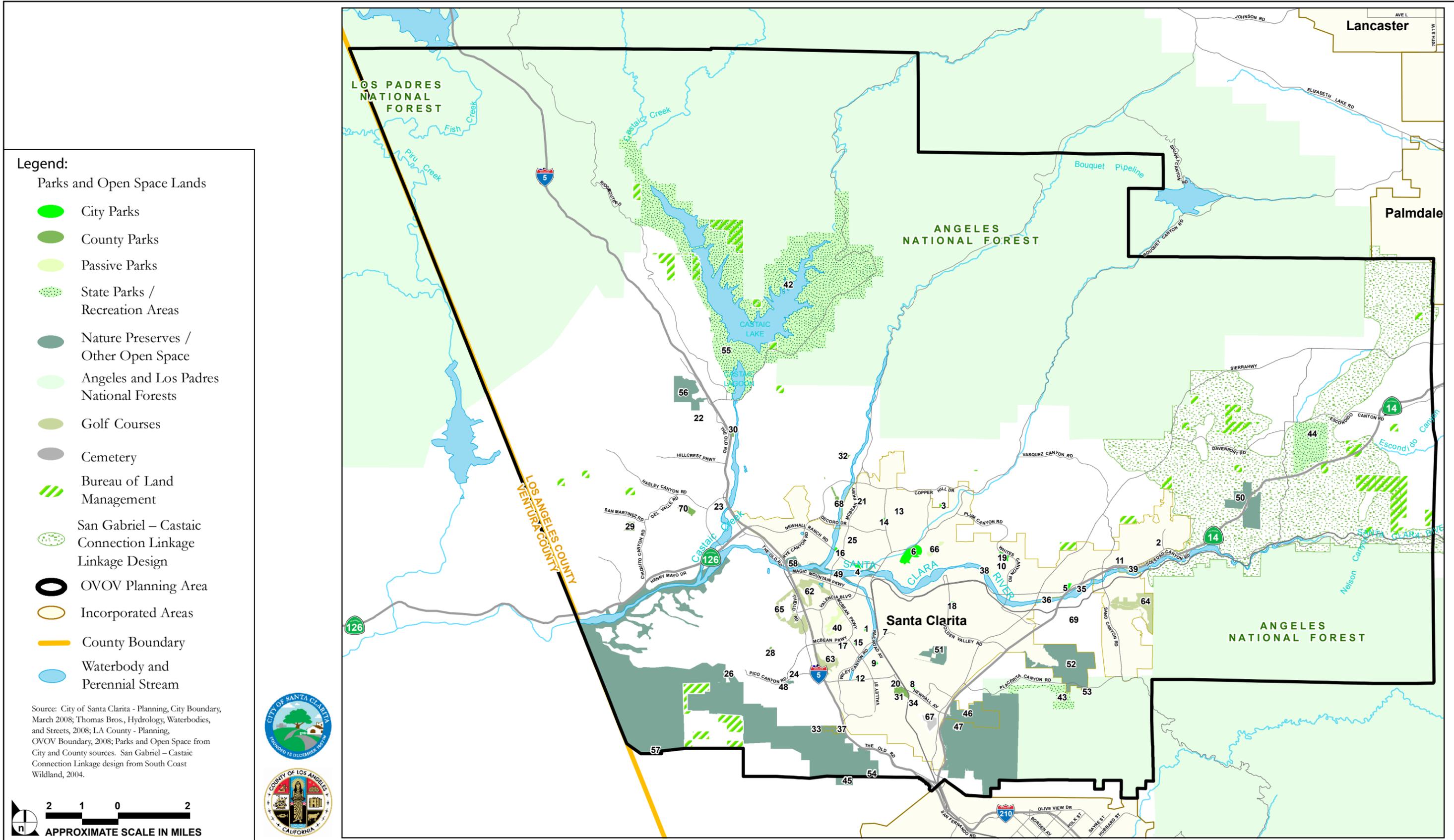
Natural Open Space Parks are those in which most of the park is undeveloped; the undeveloped portions contain vegetation, topography, or features that are important in their natural state. Developed areas should be 10 percent or less of the gross area, not including trails. Physical public access to natural areas via trails should be encouraged where feasible and appropriate. For purposes of defining this park type, “natural” refers to vegetation and land forms indigenous to the area. Turf, irrigated manufactured slopes, detention basins, weedy disturbed areas, and areas landscaped with ornamental vegetation would be considered part of the developed portion of a Natural Open Space Park.<sup>4</sup>

The Natural Open Space Park designation is also intended to identify and reserve land for both natural and active open space uses, including:

- public and private parks,
- conservancy lands,
- nature preserves,
- wildlife habitats,
- water bodies and adjacent riparian habitat,
- wetland areas dedicated to open space use,
- drainage easements,
- cemeteries,
- golf courses, and
- other open space areas dedicated for public or private use.

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<sup>4</sup> City of Santa Clarita, *Santa Clarita Parks, Recreation & Open Space Master Plan* (2008).



SOURCE: City of Santa Clarita, County of Los Angeles, Valleywide General Plan - June 2010

FIGURE 4.12-1

Parks, Recreation, and Open Space Resources

Typical uses may include recreation, horticulture, limited agriculture, animal grazing, and habitat preservation. Accessory uses incidental to the primary use, such as restrooms, visitor centers, paved parking, clubhouses, maintenance structures, and manager's offices, are allowed provided that such structures do not cover more than 10 percent of the site area, except as otherwise permitted by the reviewing authority pursuant to discretionary review.

The City began planning for preservation of open space following its incorporation in 1987, and since that time has acquired more than 3,000 acres of land for the purpose of preservation of natural habitat and open space. Approximately 50 percent of an open space greenbelt around the City's incorporated boundaries was completed in 2007.<sup>5</sup> Nature preserves and other prominent open space areas located within the City boundaries include the Santa Clara River, Whitney Canyon and Golden Valley Ranch.

The City partnered with the Santa Monica Mountains Conservancy (SMMC, a state agency) in the 2002 joint acquisition of Whitney Canyon. The SMMC is primarily responsible for funding acquisition of land with statewide and regional significance.

### **c. School Recreational Facilities**

Schools provide additional land and facilities for recreational use on a limited basis through joint-use agreements between the City and school districts. Formal agreements for general public use of school facilities have been entered into by several school districts for additional usable acres. In general, school recreational facilities are open to the public during non-school hours. Elementary schools provide adjunct recreation opportunities to surrounding neighborhoods during non-education hours, whereas junior high schools and high schools provide adjunct community-wide facilities for public use.<sup>6</sup>

The joint use agreements describe the general responsibilities of and benefits to each party regarding the use of both City and school district facilities. With that said, the school districts are responsible for maintaining schools and their associated fields and courts. The agreements and state law allow the school districts and the City to cooperate with each other in order to improve facilities and organize, promote, and conduct recreation and education programs for children and adults.

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<sup>5</sup> City of Santa Clarita and County of Los Angeles, *Draft Conservation and Open Space Element One Valley One Vision* (2008).

<sup>6</sup> City of Santa Clarita, *Santa Clarita Parks, Recreation & Open Space Master Plan* (2008).

There are 38 public school campuses within the City, belonging to five different school districts. Many campuses have outdoor play areas and sports fields that are used by the City, sports organizations, and Santa Clarita residents. The City has executed joint use agreements with the school districts in order to utilize facilities on 14 school campuses:

- Arroyo Seco Junior High School
- Bridgeport Elementary School
- Golden Valley High School
- James Foster Elementary School
- La Mesa Junior High School
- Placerita Junior High School
- Rancho Pico Junior High School
- Rio Norte Junior High School
- Saugus High School
- Sierra Vista Junior High School
- Valencia High School
- West Ranch High School
- Canyon High School
- William S. Hart High School

Of the above listed schools, Rancho Pico Junior High School and West Ranch High School are not located within the City's planning area.

#### **d. Undeveloped Park Space**

Planned parklands are summarized in **Table 4.12-2**. Undeveloped park space sites either are owned by the City or within approved developments.<sup>7</sup> Privately and publicly owned sites are subject to a master planning and environmental process that will determine the amount of developable acreage.

Certain park sites identified in **Table 4.12-2** are described in more detail below.

##### **(1) Bridgeport Market Place**

This site will be dedicated to the City in conjunction with buildout of the adjacent development. This approximately 5-acre site is located at the intersection of Grandview and Newhall Ranch Road. It has been used in the past as parking for special events at Bridgeport Park and as a special event staging area (e.g., 5k runs, art festivals, pet clinics, etc).

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<sup>7</sup> Ibid.

**Table 4.12-2  
Planned Park Lands**

| <b>Undeveloped Park Sites</b>          | <b>Parcel Size/Acreage</b> | <b>Potential Active Parkland</b> | <b>Classification</b>      |
|--|----------------------------|----------------------------------|----------------------------|
| Bridgeport Market Place                | 4.8                        | 4.8                              | Neighborhood (special use) |
| Discovery Park                         | 24                         | 10                               | Community                  |
| Rivendale                              | 60                         | 20                               | Regional                   |
| River Village Park                     | Approx. 28.2               | 5                                | Neighborhood               |
| Round Mountain                         | 142                        | 10                               | Community                  |
| South Fork Corridor                    | 106                        | 10                               | Special Use                |
| Placerita Canyon (SDI)                 | 140                        | 75                               | Regional                   |
| Wiley Canyon 10 acres - neighborhood   |                            |                                  |                            |
| Undeveloped portion of Central Park    | 28                         | 28                               | Regional                   |
| Future Phases of Santa Clarita Complex | 30                         | 30                               | Regional                   |
| <b>Subtotal</b>                        | <b>563</b>                 | <b>193</b>                       |                            |
| <b>Natural Open Space Parks</b>        | <b>Parcel Size/Acreage</b> | <b>Potential Active Parkland</b> |                            |
| Colmer Property                        | 40                         | 0                                |                            |
| Gates King Industrial Center Park      | 208                        | 0                                |                            |
| Quigley Canyon                         | 158                        | 20                               |                            |
| <b>Subtotal</b>                        | <b>447.2</b>               | <b>20</b>                        |                            |
| <b>TOTAL</b>                           | <b>1,010.2</b>             | <b>213</b>                       |                            |

*Source: City of Santa Clarita, Santa Clarita Parks, Recreation & Open Space Master Plan (2008).*

**(2) Discovery Park**

This is a City-owned, 24-acre site along the Santa Clara River. A master design plan, construction plans, and CEQA documentation have been completed for approximately 10 acres of passive river park improvements. Phase I has been completed and consists of a trail connection to Camp Plenty Trailhead.

**(3) Rivendale**

This is a City-owned property of 60 acres located at the mouth of Towsley Canyon. Historically, the site was used for equestrian boarding. However, it currently is used by the SMMC as a trailhead for access to

the Towsley property. A floodplain, Significant Ecological Area designation, and steep topography are major constraints. Freeway visibility, access, and noise constraints are also associated with the park site.

**(4) River Village Park**

This 29-acre site is dedicated to the City (subject to the City accepting the improvements). Construction plans for a 5-acre active park are being reviewed by City staff and the park will be constructed in conjunction with the buildout of the River Village project. The remainder of the project site has both natural and manufactured slopes with oak trees and a trail connection to Newhall Ranch Road. Construction of the park is expected to begin in 2010.

**(5) Round Mountain**

Dedication of this passive park site to the City of Santa Clarita is required by the River Village project approval, and it is anticipated that this property will be dedicated in 2010. The property is located along Magic Mountain Parkway, directly east of Interstate 5. The property is bisected by the Santa Clara River and presently includes a portion of the Santa Clara River Trail. Access for future improvements may come from Avenue Tibbitts from the north/or and Magic Mountain Parkway to the south.

**(6) South Fork Corridor**

Dedication of this open space/park site to the City is complete. This dedication was required by the River Village project approval. An adjacent 10-acre property located along Wiley Canyon Road also will be dedicated to the City as part of The Newhall Land and Farming Company's Soledad Village project. Dedication of this 10-acre parcel will likely occur in 2011.

**e. County/State Parks and Recreation Areas**

The two state parks that are used by City residents are Castaic Lake Recreation Area and Placerita Canyon State Park. These parklands, operated by the County of Los Angeles Department of Parks and Recreation, total approximately 8,840 acres.

**(1) Castaic Lake State and County Recreation Area**

The 8,700-acre Castaic Lake State and County Recreation Area is a multi-use park located in the unincorporated area of Castaic, and includes 2,600 surface acres of water contained in an upper and lower reservoir system. Castaic Lake reservoir and surrounding land is owned by the state; however, the County leases the land and operates the upper lake, Castaic Lake Reservoir, and the lower lake, Castaic Lagoon. Facilities at the upper lake include major boat ramps and supporting facilities for fishing,

boating, water and jet skiing, and parking for boats and trailers. Development around the 180-acre Castaic Lagoon includes major picnic areas for groups and families, swimming beaches, parking areas, non-motorized boat facilities, and general day-use recreation facilities, such as comfort stations.

**(2) Placerita Canyon Open Space**

Placerita Canyon Open Space is located east of the Antelope Valley Freeway and is accessible from Placerita Canyon Road. It contains a nature center, picnic areas, overnight and day camping facilities, a children's play area, hiking trails, and an equestrian campground. It is operated by the County of Los Angeles.

**(3) Vasquez Rocks**

Vasquez Rocks County Park located in the community of Agua Dulce west and north of State Route (SR) 14, is an area of unique geologic formations that has been the site of hundreds of film shoots. Sculpted by earthquake activity along the Elkhorn fault, the rock formations were compressed, folded, and tilted up to a height of nearly 150 feet. Erosion has shaped the coarse-grained yellow sandstone into jutting and sweeping formations interspersed with shale and basalt layers. Vasquez Rocks are both a visual and historical landmark in the community.

**(4) Val Verde Park**

Originally built in the 1920s, Val Verde Park provides a focal point for many community activities. The County has recently undertaken an expansion of Val Verde Park by purchasing a lot near the park entrance, and providing new football fields, basketball courts, tennis courts, restrooms, playground, and landscaping.

**(5) William. S. Hart Park**

William S. Hart Park is the former home and ranch of William S. Hart, silent film cowboy star and director. The park includes a museum within a Spanish Colonial Revival style mansion, which contains original furnishings, a collection of western art, mementos of early Hollywood, and Native American artifacts. In addition, there is a furnished 1910 ranch house which is open for unguided tours.

**f. Federal Land**

Angeles National Forest and Los Padres National Forest lands exist within and adjacent to the City's Planning Area. Some of the facilities in the national forests include hiking trails and campgrounds.

**(1) Angeles National Forest**

A small portion of the City's Planning Area (approximately 100 acres) is located within the Angeles National Forest. The Angeles National Forest covers 693,000 acres of land area in the San Gabriel Mountains, which constitutes approximately one quarter of the land located within Los Angeles County. The U.S. Forest Service generally manages the Angeles National Forest, which is supervised in districts. The Angeles National Forest offers a wide range of camping (with fees) and picnicking facilities. In addition, there are hundreds of miles of trails in the forest (including a portion of the Pacific Crest Trail); some of which are not located within the City, but would potentially connect to trails within the City (see discussion on trails below). There are four reservoirs in the Angeles National Forest, including Castaic and Pyramid Lakes (11 miles northeast and 29 miles northeast of the project site, respectively), that provide water skiing, fishing, sail boarding, canoeing, jet skiing, and swimming activities. The water reservoirs charge entrance fees, as well as boat launching, boat rental, and overnight camping fees. In addition to the identified recreational opportunities, the Angeles National Forest provides a home for an array of wildlife.

**(2) Los Padres National Forest**

The nearly 2 million-acre Los Padres National Forest is located primarily in the northern section of Ventura County. However, a portion of the Los Padres National Forest crosses the Los Angeles/Ventura County line, 8 miles north of SR 126. Various recreation facilities are provided in the Los Padres National Forest, include hiking, equestrian and off-road vehicle trails, and camping areas (with fees) accessible by road and trail. There are 57 dispersed trail camps, 19 developed family campgrounds, and one developed group campground. Many miles of recreation roads are utilized by visitors as scenic drives and by off-highway vehicles. The forest includes 374 miles of trails, including 18 miles of the Gene-Marshall-Piedra Blanca National Recreation Trail, which begins at Reyes Creek Campground and ends at Lion Campground. Other areas found in the Los Padres National Forest include the approximately 9,500-acre Dick Smith Wilderness and the 53,000-acre Sespe Condor Sanctuary (both located in Ventura County).

**g. Commercial Recreational Facilities**

Privately owned, commercial recreational facilities in the Santa Clarita Valley Planning Area include the Valencia Country Club and golf courses, such as the Vista Valencia Golf Course, Robinson Ranch Golf Course, the TPC Golf Course, and The Greens. Six Flags Magic Mountain Amusement Park, Mountasia, and two paintball facilities are also located in the Santa Clarita Valley Planning Area. Other facilities, such as equestrian ranches and riding facilities are also located in the Planning Area.

## **h. Regional Trails**

Various state trails comprise part of the trail system within the City's Planning Area, which are maintained and operated by the City and the County. Each jurisdiction bears responsibility for trail operation within its jurisdictional boundaries. The Santa Clarita Valley Trails Advisory Council (SCVTAC) worked on revisions to the master plan for the regional trail system with the County of Los Angeles Department of Parks and Recreation. Working in partnership with the SMMC and Rivers and Mountains Conservancy (RMC), the City and County have developed a system of parks, trails and preserve areas. The trail system is accessible to equestrians, hikers, joggers, and bicyclists. In addition to providing both leisure and practical commuting opportunities, trails can also protect and preserve access to regional recreational assets such as rivers, mountain areas and national and state forest areas. For a more detailed discussion on bikeways and un-motorized trails, please see discussion on the Non-Motorized Transportation Plan, found in **Section 4.3, Traffic and Access**, of this EIR.

Additionally, the trails in the City's Planning Area are part of the National Scenic trail system, and more specifically the Pacific Crest Trail (PCT), which spans 2,650 miles from Mexico to Canada. The PCT lies west of the Angeles Crest National Scenic Byway and descends to Highway 14 at Agua Dulce, traversing the Sierra Pelona, and continuing north across the San Andreas Fault Zone where it climbs out of the City's Planning Area to the Sierra Nevadas.

### **(1) National/State/County Trails**

Two of the larger trails in the system are described below, followed by a listing of other trails.

#### **(a) Pacific Crest Trail**

This segment of the Pacific Crest Trail is 160 miles and located along the Sierra Pelona Mountain Range, providing views of the Antelope Valley, various terrains, vegetation wilderness, and the San Gabriel Mountains. Campgrounds, picnic areas, and staging areas are available and managed by the U.S. Forest Service.

#### **(b) Santa Clara River Trail**

Portions of the Santa Clara River have been preserved as public open space in order to protect biological resources, ensure groundwater recharge, and provide flood protection.<sup>8</sup> The State of California recently identified the Santa Clara River as a State Recreation Trail Corridor. Its preservation has allowed for the

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<sup>8</sup> City of Santa Clarita, *Parks and Recreation Element/Open Space and Conservation Element* (June 25, 1991).

development of a 30-mile, multi-use trail following the River's banks from Valencia to Canyon Country, which is the backbone to the Valley's larger trail system.

(c) **Other Trails**

- William S. Hart Park Trail  
2.8 miles
- Gavin Canyon Trail  
8.0 miles
- Pico Canyon Trail  
9.0 miles
- Sand Canyon Trail  
4.0 miles
- Castaic Creek Trail  
5.0 miles
- Castaic Lake Trail  
2.0 miles
- Bouquet Canyon Trail  
7.0 miles
- Placerita Creek Trail  
6.0 miles
- Acton Community Trail  
22.0 miles
- Northside Connector Trail  
6.5 miles
- Vasquez Loop Trail  
17.3 miles
- Hasley Canyon Trail  
3.4 miles
- Mint Canyon Trail  
3.7 miles

(2) **City-Operated Trails**

The City of Santa Clarita maintains 45.1 miles of trails. The locations of existing trails within the City are depicted on **Figure 4.12-2, Master Plan of Trails**. A backbone system is comprised of major linkages along the South Fork of the Santa Clarita River, Bouquet Canyon, and Placerita Canyon areas.<sup>9</sup> Several of the City's trail corridors are intended for multi-use and bicycle use. Multi-use trails can be paved or unpaved, and are designed to accommodate equestrians and pedestrians. Class 1 Bike Paths are located in a separate right-of-way dedicated to pedestrian and bicycle use (see **Section 4.3, Traffic and Access**, for a discussion of bike paths). These trails and their locations are described in the May 2006 City of Santa Clarita and Antelope Valley Trails Plan. The plan, prepared with input from the Santa Clarita Valley Trails Advisory Committee, identifies key points of connection between the city, county and federal trail systems. The plan also incorporates the regional trails identified in the City's existing General Plan. Together, these documents reflect the desired trail system within the City and the unincorporated territory of the Santa Clarita Valley.<sup>10</sup>

<sup>9</sup> Ibid.

<sup>10</sup> City of Santa Clarita, *Santa Clarita Parks, Recreation and Open Space Master Plan* (2008).

**(a) Santa Clara River Trail**

The City of Santa Clarita has adopted the state and County's plan for trails along the Santa Clara River. This project is a 14-mile trail that includes a Class I bicycle facility and accommodates pedestrians and equestrians. Its easternmost terminus will provide an integral link with existing and planned regional trails within the County of Los Angeles, including the Pacific Crest Trail in eastern Santa Clarita Valley. The trail is part of the Santa Clarita Valley Area Plan for integrated trails.<sup>11</sup>

**(b) South Fork Trail**

This 3.4-mile trail runs along the South Fork of the Santa Clara River from Newhall at Orchard Village Road north to the Santa Clara River Trail in Valencia. An extension of this trail from Orchard Village Road to Towsley Canyon Park is proposed.

**(c) Proposed Planned Trails and Trailheads**

**Table 4.12-3**, is a summary of the planned trails and trailheads for the City.

**Table 4.12-3  
Planned Trails and Trailheads**

| Trails                        | Acres       | Classification              |
|-------------------------------|-------------|-----------------------------|
| Golden Valley Ranch Trailhead | 2.0         | Trailhead                   |
| Magic Mountain Trailhead      | 2.0         | Trailhead                   |
| Sand Canyon Trail             | 2.0         | Multi-Use                   |
| Santa Clara River             | 1.5         | Segments 4 & 5 of the Trail |
| <b>Total</b>                  | <b>7.50</b> |                             |

*Source: City of Santa Clarita, Parks, Recreation and Community Services, Jeff Morrison, Personal Communication, June 2010*

## 4. PROPOSED PROJECT IMPROVEMENTS

Implementation of the proposed project would result in the development of 1,117 dwelling units with 3,452 residents. If the proposed project's residential overlay option were implemented, the proposed project would result in the development of 1,350 residential units with 4,172 residents. There are no existing parks or trails on the project site. To accommodate the local neighborhood and community park

<sup>11</sup> Los Angeles County Department of Regional Planning, *Santa Clarita Valley Area Plan* (December 1990 Update), p. 62.

needs of the proposed project's residents, the project incorporates a Parks and Recreation Plan, which is illustrated in **Figure 4.12-3, Parks and Recreation Plan**.

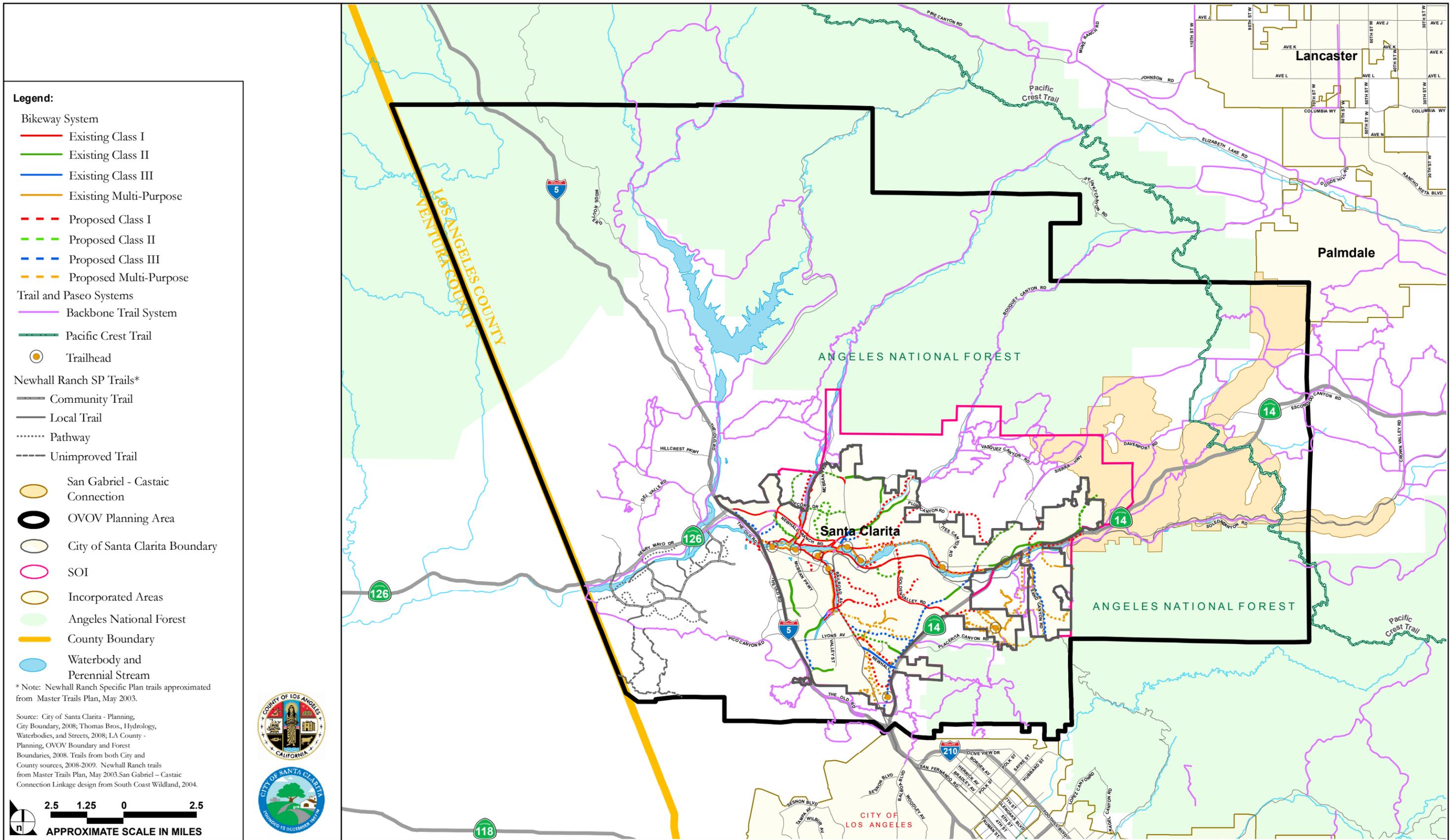
In summary, the Parks and Recreation Plan includes the following on-site features:

- 8 acres of active/passive park, including approximately 7 acres of parkland (Oak Park) and a 1-acre recreational facility (River Education Center), which would be dedicated to the City in an improved condition;
- approximately 5 acres of private recreational facilities;
- over 16.44 acres of preserved open space and landscaping, and 74.8 acres of the Santa Clara River; and,
- 5.11 acres of public trails, including significant extensions of the Santa Clara River Trail.

The acreages associated with these facilities are summarized in **Table 4.12-4, Vista Canyon Parkland and Private Recreation**.

**Table 4.12-4  
Vista Canyon Parkland and Private Recreation**

| <b>Facility<br/>(Project Planning Area)</b>  | <b>TTM Lot Nos.</b> | <b>Public Parkland<br/>Acreage</b> | <b>Private Recreation<br/>Acreage</b> |
|--|---------------------|------------------------------------|---------------------------------------|
| Oak Park (PA-3)                              | 121, 122            | 7.0                                | -                                     |
| Town Green (PA-2)                            | 49                  | -                                  | 1.61                                  |
| Community Private Recreation Facility (PA-3) | 64, 65              | -                                  | 1.68                                  |
| Community Garden/Vista Square (PA-2)         | 14, 15              | -                                  | 1.20                                  |
| River Education Center (PA-4)                | 123                 | 1.0                                | -                                     |
| Multi-Family Bldg. 1 (PA-1)                  | 1                   | -                                  | 0.07                                  |
| Multi-Family Bldg. 2 (PA-1)                  | 2                   | -                                  | 0.14                                  |
| Multi-Family Bldg. 3 (PA-1)                  | 3                   | -                                  | 0.18                                  |
| Multi-Family Bldg. 4 (PA-2)                  | 20                  | -                                  | 0.05                                  |
| Multi-Family Bldg. 5 (PA-2)                  | 10                  | -                                  | 0.02                                  |
| <b>PARK/PRIVATE REC. TOTAL</b>               | <b>-</b>            | <b>8.0</b>                         | <b>4.95</b>                           |
| Trails (On-Site)                             |                     | 4.8                                | -                                     |
| Lost Canyon Trail (off-site)                 | n/a                 | 0.31                               |                                       |
| <b>TRAILS TOTAL</b>                          | <b>-</b>            | <b>5.11</b>                        |                                       |
| <b>TOTAL PARKLAND: 18.06 acres</b>           |                     |                                    |                                       |



SOURCE: City of Santa Clarita, County of Los Angeles, Valleywide General Plan - August 2009

FIGURE 4.12-2

Master Plan of Trails



SOURCE: Yamasaki Landscape Architecture

FIGURE 4.12-3

### a. Public Parks

The proposed project's Parks and Recreation Plan includes the following active and passive parks that would be accessible to the public:

- The proposed 7-acre Oak Park would be located in the southeast portion of the project site, in PA-3. The park would include an approximately 2-acre oak tree mitigation area/preserve and would be passive in nature. The remaining 5 acres would be developed with improvements similar to a neighborhood park. The park would be dedicated to the City.
- The proposed 1-acre River Education Center would be located north of the Santa Clara River, within PA-4. The center would consist of a building ranging in size from 1,000 to 2,500 square feet of building space and would be dedicated to the City.

### b. Private Recreation Lots

The project site would include the following private recreation facilities, totaling approximately five (5) acres:

- The Community Recreation Area would be located within PA-3, and would consist of a pool, clubhouse, and tennis courts.
- Multi-family recreation areas and courtyards are located adjacent to multi-family uses on the western portion of the project site, in PA-1 and PA-2.
- The proposed 0.76-acre Vista Square would be located in PA-2 and would be utilized for special events and passive recreation.
- The proposed 0.44-acre Community Garden would be located within PA-2, and would be centrally located for residences on the site. The garden and amenities would be available for use by future residents and would be owned and maintained by a property owner's association.
- The proposed 1.6-acre Town Green would abut the Metrolink and bus-transfer stations on the southern portion of the project site. The Town Green could be developed with a small amphitheater, water feature, picnic area, and sitting area. The area would be open to the public, though it would be owned and maintained by a property owner's association.

### c. Trails Plan

The proposed project's Trails Plan proposes over 4 miles of bicycle, pedestrian, and equestrian trails throughout the project site, which would be accessible to pedestrians, equestrians, hikers, joggers, and bicyclists. The primary trails within the site include extensions of the Santa Clara River Trail and the Oak Park Trail, which would extend from Oak Park westerly to the town center in PA-2. The Loop Trail would begin at Lost Canyon Road near the existing La Veda Avenue and extend along the project site's easterly and southerly boundaries before terminating in PA-1. The trail system also would include direct connections to the City's existing regional trail system and the Santa Clara River Regional Trail, providing

recreation opportunities for local residents and the region. Finally, the trails would provide connectivity to the living, shopping, work, entertainment, office, park, and recreation facilities throughout the Specific Plan site.

**(1) Santa Clara River Regional Trail**

The Santa Clara River Regional Trail is located along the Santa Clara River, and would provide additional recreational amenities and open space within the project site for local residents and residents from surrounding communities. The project's extension of this regional trail represents an important recreational feature, allowing both active and passive enjoyment of the Santa Clara River. The trail design would accommodate combined pedestrian, bicycle, and equestrian uses.

The extension of the Santa Clara River Regional Trail also would provide a direct connection to Vista Canyon Road, providing access into Vista Square and PA-2. This trail would be 32-foot wide, located along the Santa Clara River, and would also function as an access road for maintenance of bank stabilization, utilities, and other flood control facilities.

**(2) Community Trails**

The proposed project would include numerous pedestrian and bicycle community trails. These trails would provide access to the project site's amenities and serve to link the various land uses within the site. Typical trail sections are illustrated on **Figure 1.0-28, Typical Trail Sections**.

**(3) Off-Site Improvements**

To facilitate development of the proposed project, the applicant would be responsible for the construction of the following off-site improvements that involve improvements to the bike, pedestrian and equestrian trail system:

- The extension of Lost Canyon Road (approximately 800 feet), from its present terminus at the northerly abutment of the bridge over the Metrolink railroad tracks within Fair Oaks Ranch, north across adjacent properties to the south, and west to the project site. The right-of-way for this road would accommodate Class III bike lanes.
- The extension of Jakes Way (approximately 250 feet) from its present terminus directly west of the project site to the proposed roundabout at Lost Canyon Road and Jakes Way. The right-of-way would accommodate Class III bike lanes.
- The Santa Clara River Regional Trail extension easterly from the project site along Lost Canyon Road to Sand Canyon Road. This up to 10-foot-wide trail would consist of decomposed granite or a similar surface and include a pedestrian bridge crossing over the Sand Canyon Wash.
- Various trail improvements within the Metrolink right-of-way adjacent to the project site, as shown on Tentative Tract Map No. 69164.

## 5. PROJECT IMPACTS

### a. Significance Threshold Criteria

In order to assist in determining whether a project would have a significant effect on the environment, Appendix G of the *State CEQA Guidelines* identifies criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions. Potentially significant impacts on parks and recreation would occur if a proposed project would:

- result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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;
- increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Additionally, the State of California (Gov. Code, Section 66477 [Quimby Act]) and the City (see Municipal Code, Chapter 16.15) require a minimum of 3 acres of parkland per 1,000 residents as the proportionate amount of land necessary to satisfy the parkland requirement for new subdivisions. Fees in-lieu of the dedicated parkland, construction of amenities on dedicated parkland that total less than the standard, but are of equal dollar value to the park fee, or a combination of the two are considered to satisfy the requirement.

With that said, it has been the City's policy to require 5 acres per 1,000 residents on projects requiring General Plan Amendments. The proposed project includes a General Plan Amendment; therefore, consistent with City policy, the proposed project would need to provide 5 acres per 1,000 residents to reduce parkland impacts to less than significant. Therefore, analysis of the project will be to the 5 acres per 1,000 residents as it is more restrictive than Quimby requirements.

### b. Impacts to Park Facilities

#### (1) Neighborhood and Community Parks

Based on specific population estimates, the preliminary parkland dedication requirements for the proposed project have been calculated and are shown on **Table 4.12-5, Parkland Dedication Requirements for the Vista Canyon Project**. Applying the City of Santa Clarita household size multipliers for individual residential land use categories to the number of dwelling units proposed

results in an on-site population estimate of approximately 3,452 people. Using 5 acres of parkland per 1,000 residents, the proposed project must include approximately 17.26 acres of parkland.

**Table 4.12-5  
Parkland Dedication Requirements  
for the Vista Canyon Project**

| <b>Residential<br/>Land Use</b> | <b>Units</b> | <b>Assessment<br/>Factor</b> | <b>Population</b> | <b>5-Acres Per<br/>1,000 Resident<br/>Requirement</b> |
|---------------------------------|--------------|------------------------------|-------------------|---|
| Single-Family                   | 96           | 3.09                         | 297               | 1.49  |
| Multi-Family                    | 1,021        | 3.09                         | 3,155             | 15.77   |
| <b>Totals</b>                   | 1,117        |                              | 3,452             | 17.26   |

**Table 4.12-6, Parkland Dedication Requirements for the Vista Canyon Project-Residential Overlay,** provides the parkland dedication requirements should the overlay option be employed for the project. Using the 5 acres of parkland per 1,000 residents, a total of approximately 20.86 acres of parkland must be provided.

**Table 4.12-6  
Parkland Dedication Requirements for  
the Vista Canyon Project-Residential Overlay**

| <b>Residential<br/>Land Use</b> | <b>Units</b> | <b>Assessment<br/>Factor</b> | <b>Population</b> | <b>5-Acres Per<br/>1,000 Resident<br/>Requirement</b> |
|---------------------------------|--------------|------------------------------|-------------------|---|
| Single-Family                   | 96           | 3.09                         | 297               | 1.49  |
| Multi-Family                    | 1,254        | 3.09                         | 3,875             | 19.37   |
| <b>Totals</b>                   | 1,350        |                              | 4,172             | 20.86   |

The City has identified several types of private park and recreation facilities that may satisfy projected needs and are eligible for partial parkland credit. Specifically, the Unified Development Code allows for up to 30 percent credit for private recreation areas. These facilities may include, but are not limited to, publicly or privately owned playgrounds, tennis, basketball or other similar game court areas, swimming pools, putting greens, and athletic fields.<sup>12</sup>

<sup>12</sup> City of Santa Clarita Unified Development Code, Chapter 16.15.

The park requirement for the proposed project is proposed to be met through the dedication of the following categories of recreational area:

- public parkland and land for the River Education Center;
- improvements to the public park and River Education Center;
- private recreational facilities; and
- in-lieu fees, if necessary, up to the project's parkland dedication requirement.

A large system of trails, parks, recreation areas and facilities, landscaped and open space, and river improvements is proposed as part of the project. The parks, recreation areas and facilities, and trail system would occupy approximately 18 acres (or almost 10 percent of the project site) (see **Table 4.12-4, Vista Canyon Parkland and Private Recreation**). The City's park requirements would be met through providing public parkland, improvements to said land, private recreational facilities, and the payment of in-lieu fees consistent with City requirements. Therefore, the proposed project would not have a significant impact on parks, recreation, or trails. This is not to say project residents would not use off-site facilities, but rather park facilities would be provided to serve projected needs. Therefore, the impact to neighborhood and community parks would be less than significant.

### **(2) Regional Parks**

While it is possible that project residents would use Los Angeles County Regional Facilities, such as Castaic Lake, no significant regional parkland impacts are expected. Since the proposed project would satisfy local park demands, it is not expected that the project site residents would on a regular basis, need to use regional parks. This is not to say project residents would not use regional parks, but that more than adequate park and recreational facilities would be provided on site which would serve future project residents as well as residents from surrounding neighborhoods. In fact, by providing a public neighborhood park, private recreation areas, and walking trails, the proposed project would help alleviate the existing shortage of parkland. Therefore, no significant regional park impacts would occur.

### **(3) State and Federal Recreation/Forests**

It is anticipated that new residents of the project would use the state and federal recreation areas and forests. As such, increased usage would be considered a potentially adverse impact. However, the state and national forest facilities charge user fees for water sports and overnight camping at the reservoirs and camping areas. Additionally, state and federal taxes, which would be paid by residents and businesses located within the project site, would be available for maintenance of these facilities. Consequently, as with regional and local off-site facilities, no significant state or federal parkland impacts would occur.

### c. Impact to Trails

As discussed above, the proposed project's Trails Plan includes a trail system providing access to the regional trail network, open areas and connections between living areas, shopping, work, entertainment, schools, and civic and recreational facilities. Residents of the proposed project are expected to use the City's and County's existing and proposed trail systems. However, the proposed project includes approximately 4 miles of pedestrian, bicycle and equestrian trails, including significant extensions of the Santa Clara River Trail. The proposed trails would be consistent with the Santa Clarita Parks, Recreation and Open Space Master Plan, the City's General Plan, and the Draft OVOV General Plan. Because the proposed trails would provide linkages to local and regional trails, the proposed project is considered to have a beneficial impact on the local and regional trail system. Therefore, there would be no significant impact related to the trail systems.

## 6. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

The project's Parks and Recreation Plan (see **Figure 4.12-3**) minimizes environmental impacts through its proposed inclusion of a host of on-site recreational resources.

## 7. MITIGATION MEASURES PROPOSED BY THIS EIR

City policy requires that for every 1,000 residents in a new development project, 5 acres of parkland be dedicated, or the equivalent value of park improvements be constructed, or in-lieu fees be paid to the jurisdictional agency (in this case, the City of Santa Clarita). The proposed project includes a combination of actions to satisfy these requirements (**Figure 4.12-3**). Further, consistent with City requirements, the project applicant and the City would be required to reach agreement on the types of improvements that would be made to the dedicated parkland prior to tract map approval.

**4.12-1:** Consistent with the Vista Canyon Specific Plan, development of the project shall provide the following parks and open areas:

- Eight acres of public parkland with improvements, including the Oak Park and the River Education Center;
- Five acres of private recreation facilities and 5 acres of trails; and
- Dedication of the Santa Clara River Corridor on site.

**4.12-2:** The project applicant, or its designee, will meet City parkland requirements by providing either the dedication of land, payment of in-lieu fees, construction of park amenities, or any combination of the three as approved by the Director of Parks, Recreation and Community Services, prior to issuance of building permits.

## 8. CUMULATIVE IMPACTS

Development occurring within the City and Los Angeles County will continue to increase the demand placed on local, regional, state, and federal agencies for parks and recreation facilities. As of the publication of the Santa Clarita Parks, Recreation & Open Space Master Plan, the City is deficient by 285 acres of local (neighborhood and/or community) parkland, using the minimum 3 acres of parkland per 1,000 people.

In order to analyze the cumulative impacts of this project in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the project were predicted. For this EIR, two cumulative analysis scenarios were prepared: (1) the Santa Clarita Valley Cumulative Buildout Scenario, and (2) the proposed OVOV General Plan Buildout Scenario. A brief explanation of each of these two cumulative scenarios is provided below, along with an analysis of the proposed project with the residential overlay option's cumulative contribution for the two cumulative scenarios.

### a. Santa Clarita Valley Cumulative Buildout

This cumulative scenario (herein referred to as the "Santa Clarita Valley Cumulative Buildout Scenario") entails buildout of all lands under the current land use designations indicated in the existing Santa Clarita Valley Area Plan and the existing General Plan, plus the proposed project, plus all known active pending existing General Plan Amendment requests for additional urban development in the unincorporated area of Santa Clarita Valley and the City of Santa Clarita. A list of the future development activity is presented below in **Table 4.11-7, Santa Clarita Valley Cumulative Build-Out Scenario**.

**Table 4.12-7  
Santa Clarita Valley Cumulative Build-Out Scenario**

| Land Use Types       | Cumulative Buildout w/o Project <sup>1</sup> | 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.    |

| Land Use Types                 | Cumulative Buildout w/o Project <sup>1</sup> | Project         | Cumulative Total   | Project with Overlay | Cumulative Total   |
|--------------------------------|--|-----------------|--------------------|----------------------|--------------------|
| 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 <sup>2</sup> | 413.0 sg                                     |                 | 413.0 sg           |                      | 413.0 sg           |

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

<sup>1</sup> 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.

<sup>2</sup> Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

The project would provide public parkland, private recreational facilities, and trails. As provided above in **Mitigation Measures 4.12-1** and **4.12-2**, the project applicant would be required to meet City parkland requirements by providing either the dedication of land, payment of in-lieu fees, or construction of park amenities, or a combination of the three. In addition, development related to the residential overlay component would also be required to comply with these requirements. Therefore, the proposed project would not contribute to the current shortage of local parks, and would not result in a cumulatively considerable impact.

## b. Proposed OVOV General Plan Buildout Scenario

The proposed OVOV General Plan Buildout Scenario is based on buildout of the City of Santa Clarita and the proposed buildout of the City of Santa Clarita SOI under the proposed OVOV General Plan. **Table 4.12-8, OVOV General Plan Build-Out Scenario**, identifies 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; the proposed project, is included.

**Table 4.12-8  
OVOV General Plan Build-Out Scenario**

| <b>Land Use Types</b>           | <b>Cumulative Buildout of the City of Santa Clarita and City SOI</b> |
|---------------------------------|--|
| 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.  |
| 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 <sup>1</sup>  | 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

<sup>1</sup> Special Generators include Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Aqua Dulce Airport.

Upon buildout under the proposed OVOV General Plan, the expected population within the City of Santa Clarita and the City of Santa Clarita SOI boundaries will be 275,000 residents. Based on the minimum threshold of 3 acres per 1,000 residents, buildout of the proposed OVOV General Plan would require approximately 825 acres of parkland. Please refer to **Appendix 4.12** for calculations. The proposed project would provide public parkland, private recreational facilities, and trails. As provided above in **Mitigation Measures 4.12-1** and **4.12-2**, the project applicant would be required to meet City parkland requirements by providing either the dedication of land, payment of in-lieu fees, or construction of park amenities, or a combination of the three. In addition, development related to the residential overlay component would also be required to comply with these requirements. Therefore, the proposed project would not exacerbate the current shortage of local parks, and would not result in a cumulatively considerable impact.

## **9. CUMULATIVE MITIGATION MEASURES**

The City and the State of California's Quimby Act mandate that for every 1,000 residents, 3 to 5 acres of parkland shall be dedicated, or the equivalent value of park improvements shall be constructed, or in-lieu fees shall be paid. A combination of the three actions may also be used to satisfy these requirements. The proposed project satisfies these requirements and would not contribute to cumulative parks and recreation impacts within the City. Therefore, no additional mitigation measures are required.

## **10. SIGNIFICANT UNAVOIDABLE IMPACTS**

With implementation of the mitigation measures identified above, project-specific and cumulative impacts associated with parks and recreation would be reduced to a less-than-significant level. No unavoidable significant impacts are anticipated.