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4.14.1 INTRODUCTION

This section describes the existing land uses within the proposed Project area and potential impacts to those uses that would result from implementation of the proposed Project (Alternative 2), a "No Action/No Project" alternative, and five Project alternatives (Alternatives 3-7). This section also evaluates whether the proposed Project and alternatives would physically divide an established community, conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project area, or conflict with any applicable habitat conservation plan or natural community conservation plan.

4.14.1.1 Relationship of Proposed Project to Newhall Ranch Specific Plan Program EIR

This section (**Section 4.14**) provides a stand-alone assessment of the potentially significant land use impacts associated with the proposed Project; however, the previously certified Newhall Ranch environmental documentation provides important information and analysis for the RMDP and SCP components of the proposed Project. The Project components would require federal and state permitting, consultation, and agreements that are needed to facilitate development of the approved land uses within the Specific Plan site and that would establish spineflower preserves within the Project area, also facilitating development in the Specific Plan, VCC, and a portion of the Entrada planning area. Due to this relationship, the Newhall Ranch environmental documentation, findings, and mitigation, as they relate to land use impacts, are summarized below to provide context for the proposed Project and alternatives.

The Newhall Ranch Revised Draft EIR (March 1999) addressed and considered land use issues of the Specific Plan in Section 1.0, Project Description, and Section 2.0, Environmental and Regulatory Setting. In addition, Appendix 7.2, General Plan Consistency, of the Specific Plan found that the Specific Plan was consistent with applicable policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan. The Board of Supervisors of Los Angeles County also confirmed this consistency finding when it approved the Newhall Ranch Revised Additional Analysis (May 2003).

4.14.1.2 Relationship of Proposed Project to VCC and Entrada Planning Areas

4.14.1.2.1 VCC Planning Area

The SCP component of the proposed Project, if approved, would facilitate development in the VCC planning area. The VCC is reliant on the SCP and associated take authorizations, and would not be developed without the take authorizations due to grading constraints. The VCC planning area is the remaining undeveloped portion of the VCC commercial/industrial complex currently under development by the applicant. The VCC was the subject of an EIR certified by Los Angeles County in April 1990 (SCH No. 1987123005). The applicant has recently submitted to Los Angeles County the last tentative parcel map (TPM No. 18108) needed to complete build-out of the remaining undeveloped portion of the VCC planning area. The County will require preparation of an EIR in conjunction with the parcel map and related project approvals; however, the County has not yet issued a Notice of Preparation (NOP) of the EIR or released the EIR for the remaining portion of the VCC planning area.

4.14.1.2.2 Entrada Planning Area

The applicant is seeking approval from Los Angeles County for planned residential and nonresidential development within the Entrada planning area. The SCP component of the proposed Project would designate an area within Entrada as a spineflower preserve. If approved, the SCP component would include take authorization of spineflower populations in Entrada that are located outside of the designated spineflower preserve area. Thus, the planned residential and nonresidential development within portions of the Entrada planning area is reliant on the SCP and associated take authorizations, and those portions would not be developed without the take authorizations. The applicant has submitted to Los Angeles County Entrada development applications, which cover the portion of the Entrada planning area facilitated by the SCP component of the proposed Project. However, as of this writing, the County has not yet issued a NOP of an EIR or released an EIR for Entrada. As a result, there is no underlying local environmental documentation for the Entrada planning area at this time.

4.14.2 METHODOLOGY

Land use-related impacts would result if development proposed by the Project or the alternatives, or development that would occur as a result of the proposed Project or the alternatives, would physically divide an existing community, conflict with an adopted plan or policy, or be inconsistent with any adopted habitat conservation plan or natural community plan. The type and location of facilities proposed by the Project and the alternatives, and development that could subsequently be facilitated, were evaluated by comparing proposed changes in existing land use characteristics to specified significance thresholds. If the proposed Project or the alternatives would result in changes to existing land use conditions that conflict with a significance threshold, the proposed Project and alternatives was determined to result in a significant land use impact.

4.14.3 REGULATORY SETTING**4.14.3.1 Federal**

National Environmental Policy Act of 1969. The National Environmental Policy Act (NEPA) and associated Council on Environmental Quality (CEQ) guidelines require that federal agencies carry out their regulations, policies, and programs in accordance with NEPA's environmental protection policies (42 U.S.C. §§ 4321 *et seq.*; 40 C.F.R. §§ 1500.1 *et seq.*). For the proposed Project and alternatives, the Corps, as the NEPA lead agency, is responsible for administering this requirement.

4.14.3.2 State

California Environmental Quality Act Guidelines (Cal. Code Regs., tit. 14, §§ 15000 *et seq.*). Under the California Environmental Quality Act (CEQA), a lead agency is required to evaluate potential significant environmental impacts that may result from a proposed project, including impacts related to land use. According to Appendix G of the State CEQA Guidelines, a project results in a significant land use impact if it will divide an established community, conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, or conflict with any applicable habitat conservation plan or natural community conservation plan. For the proposed Project and alternatives, the

CDFG, as the CEQA lead agency, is responsible for determining whether the proposed Project and alternatives would result in significant land use impacts.

4.14.3.3 Local

Newhall Ranch Specific Plan. The Specific Plan provides the land use and zoning framework for development of the Newhall Ranch community. With adoption of Los Angeles County General Plan Amendment No. 94-087 on May 27, 2003, the Specific Plan was found to be consistent with the policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan.

Appendix 7.2 of the Specific Plan provides a discussion of the Specific Plan's consistency with applicable Los Angeles County General Plan and Santa Clarita Valley Area Plan land use goals and policies. **Table 4.14-1**, Newhall Ranch Specific Plan Land Use Plan Statistics, describes the types of development approved in the Specific Plan. Applicable Specific Plan land use information is summarized below.

Existing land use designations within the VCC and Entrada planning areas are set forth in the Los Angeles County General Plan and Santa Clarita Valley Area Plan. Applicable land use information for the VCC and Entrada planning areas are also summarized below.

Los Angeles County General Plan. The Los Angeles County General Plan provides a comprehensive statement of public policy guiding long-term development and resource protection for all unincorporated lands within the County. The VCC and Entrada planning areas are subject to this plan.

Santa Clarita Valley Area Plan. The Santa Clarita Valley Area Plan, in conjunction with other elements of the Los Angeles County General Plan, is a coordinated statement of public policy by Los Angeles County for use in making decisions relating to future land uses within the Santa Clarita Valley. The VCC and Entrada planning areas are subject to the requirements of the Santa Clarita Valley Area Plan.

**Table 4.14-1
Approved Newhall Ranch Specific Plan Land Use Plan Statistics**

Land Uses	Gross Acres	Dwelling Units	Second Units ¹	Land Use Overlays	Approximate Acre Allocation
Residential				10 Neighborhood Parks	50 acres
Estate ¹	1,324.0	423	423	5 Elementary Schools	35 acres
Low ¹	744.4	671	0	1 Junior High School	25 acres
Low Medium	1,781.7	6,000	0	1 High School	45 acres
Medium	841.0	7,371	0	1 Golf Course	180 acres
High	121.8	2,319	0	2 Fire Stations	2 acres
Subtotal	4,812.9	16,784	423	1 Library	2 acres
Mixed Use and Nonresidential				1 WRP	15 acres
Mixed Use ²	628.7	4,101	0	1 Lake	15 acres
Commercial	67.2	0	0	3 Community Parks	186 acres
Business Park	248.6	0	0	1 Electrical Substation	2 acres
Visitor Serving	36.7	0	0	Arterial Roads	331 acres
Subtotal	981.2	4,101	0		
Major Open Areas					
High County SMA	4,184.6	0	0		
River Corridor SMA	974.8	0	0		
Open Area	1,010.4	0	0		
Subtotal	6,169.8	0	0		
Total	11,963.9	20,885	423		

Notes:

¹ Within both the Estate and Low Residential land use designation lot, one (1) Second Unit is eligible to be constructed with the approval of a Conditional Use Permit (CUP). This may increase the total number of permitted dwelling units by 423, to a maximum total of 21,308.¹

² Mixed-Use includes commercial and residential uses.

Source: Newhall Ranch Specific Plan (May 2003)

¹ The Specific Plan allows up to 423 second units in the Estate Residential land use designation, subject to regulations, including the following: (a) second units are only permitted on issuance of a CUP; and (b) second units must be on the same lot as the primary residence, cannot be subdivided or sold, and must meet other applicable requirements for the Estate Residential land use designation. The Specific Plan's stated purpose for second units is to provide affordable housing opportunities for seniors and extended family members. (Specific Plan, Section 3.9.) The vehicular trips from the 423 second units are already accounted for in the 20,885 total number of allowed dwelling units within the Specific Plan; and, for that reason, this EIS/EIR references the Specific Plan's permitted dwelling unit count of 20,885. In addition, the development footprint would remain the same even if one or more of the 423 second units were allowed under a CUP, because the Specific Plan's regulations require the second units to be on the same lot as the primary residence.

4.14.4 EXISTING CONDITIONS

4.14.4.1 Specific Plan Land Use Information for the RMDP Project Area

The existing land uses on the Specific Plan site are mostly agricultural and open area. There also are areas of remnant oil and gas leases that are expiring and/or terminating, as well as areas of agricultural production and support facilities. Additional information regarding existing agricultural operations is provided in **Section 4.12**, Agricultural Resources, of this EIS/EIR. Additional information regarding previous oilfield operations is provided in **Section 4.17**, Hazards, Hazardous Substances, and Public Safety, of this EIS/EIR.

The Val Verde community is the only existing residential area located in the vicinity of the Specific Plan area (**Figure 2.0-1**). Val Verde is located adjacent to the northern boundary of the Specific Plan in Chiquito Canyon. The population of the Val Verde community was 1,472 according to the most recent (2000) Census. Appendix 7.6 of the approved Specific Plan contains an agreement between the Val Verde Civic Association and the applicant regarding the Specific Plan. The Agreement contains several commitments made by the applicant that address land use issues associated with the Val Verde community, such as design requirements for the Chiquito Canyon Business Park, design and operation provisions for the WRP related to the Val Verde community, and preparation of a Community Standards District for the community.

The approved Specific Plan Land Use Plan identified five "villages," with specific land use designations for each village. The five villages identified by the Specific Plan are:

- **Riverwood** -- situated north of the Santa Clara River and along SR-126;
- **Oak Valley** -- located in the westerly portion of Potrero Canyon;
- **Potrero Valley** -- situated in the central and easterly portions of Potrero Canyon;
- **Long Canyon** -- situated in the valley and hills adjacent to Sawtooth Ridge, south of the Santa Clara River; and
- **The Mesas** -- overlooks the Santa Clara River in the northeast portion of the site.

Since approval of the Specific Plan by Los Angeles County in May 2003, the geographic configuration and composition of the designated village areas have slightly changed to reflect project-specific planning at the tentative tract map level.

The approved land use designations from the Specific Plan include the following:

Estate Residential (E). The Estate Residential land use designation provides for single-family detached residential development with lots no less than two and one-half acres in size. Each Estate Residential lot is eligible to construct one Second Unit subject to the approval of a Conditional Use Permit (CUP).

Low Density Residential (L). The Low Density Residential land use designation provides for single-family detached residential development with lots no less than one acre in size. Each Low Density Residential lot is eligible to construct one second unit subject to the approval of a CUP.

Low Medium Density Residential (LM). The Low Medium Density Residential land use designation provides for both attached and detached homes. Typical housing types include single-family detached, single-family attached, clustered single-family detached, and clustered single-family attached homes. Typical lot sizes are expected to vary between 4,500 square feet and 5,500 square feet, and not more than 25 percent of lots in this land use designation will be less than 4,500 square feet.

Medium Density Residential (M). The Medium Density Residential land use designation provides for a variety of housing types, including single-family detached, and single-family attached or multi-family homes.

High Density Residential (H). The High Density Residential land use designation provides for multi-family residential development. Typical housing will be primarily multi-story and may include townhomes, stacked flats, and apartments.

Mixed Use (MU). The Mixed Use land use designation allows for centers, which contain a combination of retail/commercial, office, and/or residential uses for village residents and visitors. These uses may be combined with civic, public, and recreational uses. Access to Mixed Use centers is provided by major and secondary highways, and augmented by bus pull-ins and trails to accommodate pedestrians and bicycles. By allowing uses to concentrate in these Mixed-use centers, infrastructure and parking can be more efficiently provided and shared.

Commercial (C). Commercial centers include uses such as retail, food service, banking, entertainment, and automobile-related uses, and will be located near arterial highways. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

Business Park. The business parks will accommodate local and regional employment needs and enhance housing/employment balance. One business park is sited north of the Chiquito Canyon and SR-126 interchange, and is buffered from residential units by a drainage course and a section of the trail system. A second business park is located on the south side of SR-126, near the western boundary of the Specific Plan site.

Visitor Serving. A Visitor Serving land use designation is included within the Specific Plan to provide a regional, cultural, recreational, and commercial amenity, as well as serve the Newhall Ranch community. This area is proposed to serve as an access point to the High Country Special Management Area (SMA) and is intended to contain relatively low-impact uses, such as parks and athletic fields, neighborhood serving commercial uses, campgrounds, and tourist-oriented and recreation facilities.

Open Area. Open Area is a land use designation for those portions of the Specific Plan outside of the SMAs and between development planning areas. Included within this designation are community parks, significant landforms, major creeks and drainages, oak woodland and savannahs, and cultural sites.

River Corridor SMA/SEA. This land use designation corresponds to Los Angeles County Significant Ecological Area (SEA) 23 and provides for the preservation, enhancement, public use, and management of the segment of the Santa Clara River that flows through the Specific Plan site.

High Country SMA/SEA. This land use designation corresponds to Los Angeles County SEA 20 and provides for the preservation, enhancement, public use, and management of the Salt Creek Canyon and the Santa Susana Mountain areas of the Specific Plan.

4.14.4.2 Entrada Planning Area Land Use Information

The existing land uses in the Entrada planning area are similar to the Newhall Ranch Specific Plan site and include agriculture (grazing) and open areas along with agricultural support facilities. There are no oil and gas or residential uses within the Entrada planning area. Planned land uses for the Entrada planning area include residential, mixed use, nonresidential, and open space (**Figure 2.0-21**). The SCP component of the proposed Project would facilitate development of 1,725 residential units and 450,000 square feet of nonresidential uses on a portion of the Entrada planning area. The applicant has filed Entrada development applications with Los Angeles County.

4.14.4.3 VCC Planning Area Land Use Information

The VCC planning area is the remaining undeveloped portion of the VCC commercial/industrial complex currently under development by the applicant. All of the major roads and infrastructure to serve the VCC planning area have been installed. The proposed Project would facilitate development of approximately 3,400,000 square feet of commercial and industrial park uses on approximately 164 acres in the VCC planning area. **Figure 2.0-20** depicts existing land uses and the previously approved land use areas in the VCC planning area.

4.14.4.4 Existing Land Uses Related to Proposed Spineflower Preserve Areas

The Specific Plan requires the applicant to establish spineflower preserves that provide connectivity to the permanently protected and managed open space on the Specific Plan area (*e.g.*, River Corridor SMA, High Country SMA, Open Area). In addition, the adopted Specific Plan Mitigation Monitoring Plan imposed a spineflower mitigation program to ensure the long-term conservation of spineflower on the Specific Plan area. In response to those Specific Plan requirements and the applicant's need for a CDFG section 2081 Incidental Take Permit for spineflower, the SCP has been prepared to address an overall preserve design and associated conservation measures for spineflower within all of the applicant's land holdings in the SCP planning area. The SCP planning area encompasses the boundary of the approved Specific Plan and portions of land in two adjacent planning areas: Entrada and VCC. Please refer to **Section 2.0**, Project Description, of this EIS/EIR, for a description of these two planning areas. **Figure 2.0-4** depicts the SCP planning area.

The proposed SCP would establish five spineflower preserves, four on the Specific Plan site and one within the Entrada planning area. The proposed SCP does not propose a spineflower preserve area in the VCC planning area because the spineflower population within the VCC planning area represents a very small percentage (approximately four percent or less) of the total spineflower population within the

Project area, and because it is not feasible to complete the grading required for the VCC project and still preserve the spineflower in this area. Nonetheless, Alternatives 4 through 7 evaluate the establishment of a spineflower preserve on a portion of the VCC planning area.

No urban development would be permitted within these preserve areas, and mitigation funds would be provided for management, monitoring, and maintenance of spineflower populations within the preserves. Each preserve would be placed into permanent CDFG conservation easements to ensure long-term conservation of the spineflower. Additional details on the SCP are found in **Section 2.0**, Project Description, of this EIS/EIR. The SCP is also included in **Appendix 1.0** of this EIS/EIR.

The proposed SCP component consists of a conservation and management framework to permanently protect and manage designated preserve areas designed to maximize the continued existence of the spineflower. From a regulatory standpoint, the spineflower is a state endangered plant species, and a federal candidate plant species. The permanent dedication of portions of land within this SCP planning area would facilitate a comprehensive conservation planning and preserve design for the spineflower on the applicant's properties known to contain spineflower populations. The four proposed preserve areas in the Specific Plan are generally referred to as the Airport Mesa, Grapevine Mesa, San Martinez Grande, and Potrero. The proposed SCP also includes a spineflower preserve area in the Entrada planning area. The location of each proposed preserve is depicted on **Figure 2.0-4**.

The Airport Mesa Preserve Area encompasses 44.9 acres along south- and west-facing slopes surrounding Airport Mesa within the Specific Plan site. This preserve is located in an area designated by the Specific Plan for mixed use and Open Area. The designations surrounding the proposed preserve area include mixed use, Open Area, and high density residential.

The Grapevine Mesa Preserve Area encompasses approximately 46.3 acres on south- and west-facing slopes along the western margin of Grapevine Mesa within the Specific Plan site. The eastern margin of this preserve currently includes agricultural lands along the mesa top, with the majority of the preserve area on slopes surrounding the mesa. This preserve is located in an area designated by the Specific Plan for medium and high density residential, Open Area, and commercial. The designations surrounding the proposed preserve area include medium and high density residential, Open Area, and commercial.

The San Martinez Grande Preserve Area encompasses approximately 34.4 acres on slopes below the primary north-south trending ridgeline on the west side of San Martinez Grande Canyon within the Specific Plan site. This preserve is located in an area designated by the Specific Plan for estates and low density residential. The designations surrounding the proposed preserve area include estates, medium density and low density residential, and Open Area.

The Potrero Preserve Area consists of approximately 14.8 acres located on the west side of Potrero Canyon near Windy Gap within the Specific Plan site. This preserve is located in an area designated by the Specific Plan for low medium density and low density residential. The designations surrounding the proposed preserve area include low medium density and low density residential, Open Area, and river corridor.

The Entrada Preserve Area encompasses approximately 27.0 acres, and constitutes the easternmost occurrence of spineflower on the applicant's land holdings. The surrounding area is currently designated for agricultural operations. However, the applicant is currently proposing to re-designate the area within this preserve to Open Area. The area surrounding the Entrada Preserve Area is proposed to be re-designated to Open Area and high density residential, pursuant to the tentative tract map filed by the applicant with Los Angeles County.

The proposed SCP does not include a spineflower preserve within the VCC planning area; however, a preserve is included in the VCC planning area in Alternatives 4 through 7. The entire VCC planning area, including the alternative preserve sites, is approved for commercial uses by the Los Angeles County General Plan and Santa Clarita Valley Area Plan.

4.14.4.5 Salt Creek Area Land Use Information

In approving the Specific Plan in May 2003, the Los Angeles County Board of Supervisors required the applicant to dedicate to the public the remaining 1,517-acre portion of the Salt Creek watershed in Ventura County. The location of Salt Creek preserve area is depicted on **Figure 2.0-3**.

The Ventura County General Plan has applied "Agriculture" and "Open Space" designations to the Salt Creek dedication area. Most of the Salt Creek area is existing open area. It is currently used for cattle grazing; however, some row crop production occurs on approximately 100 acres in the southern portion of the area near the Santa Clara River. The Salt Creek area is required to be dedicated in fee and/or conservation easement to the JPA that is responsible for the High Country SMA/SEA 20, and to be managed in conjunction with and in the same manner as the High County SMA/SEA 20. Conservation of the Salt Creek area in both Los Angeles County and Ventura County fulfills the primary objective of maintaining a wildlife movement corridor between the Santa Clara River and High Country area.

4.14.5 IMPACT SIGNIFICANCE CRITERIA

The significance criteria listed below are from Appendix G of the State CEQA Guidelines. The Corps has agreed to use the CEQA criteria presented below for purposes of this EIS/EIR, although significance conclusions are not expressly required under NEPA. The Corps also has applied additional federal requirements as appropriate in this EIS/EIR. For the purposes of this EIS/EIR, impacts would be significant if implementation of the proposed Project or its alternatives would:

1. Physically divide an established community;
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
3. Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.14.6 IMPACTS OF THE PROPOSED PROJECT AND ALTERNATIVES

Modifications to previously approved Specific Plan land use designations that would be required to implement the proposed SCP would result in a substantial increase in the existing land area devoted to the conservation of spineflower. As a result, implementation of the proposed SCP requires revisions to the Specific Plan Land Use Plan that was previously approved by Los Angeles County. Proposed changes to the Land Use Plan generally include the designation of spineflower preserve areas, and adjustments to land use area boundaries to accommodate approved development displaced from the proposed preserve areas. **Figure 4.14-1** compares the approved Specific Plan Land Use Plan with the proposed RMDP Land Use Plan. The changes to the Specific Plan Land Use Plan proposed by the SCP would not result in a significant conflict with the requirements of the Specific Plan because the overall number and location of residential units and commercial area square footage has not been changed, and the SCP has been proposed to avoid or mitigate potentially significant impacts to spineflower that would result from implementation of the Specific Plan. The proposed SCP also would be consistent with the requirements of Section 2.6, Resource Management Plan, of the Specific Plan, which requires the establishment of spineflower preserves on the Specific Plan site.

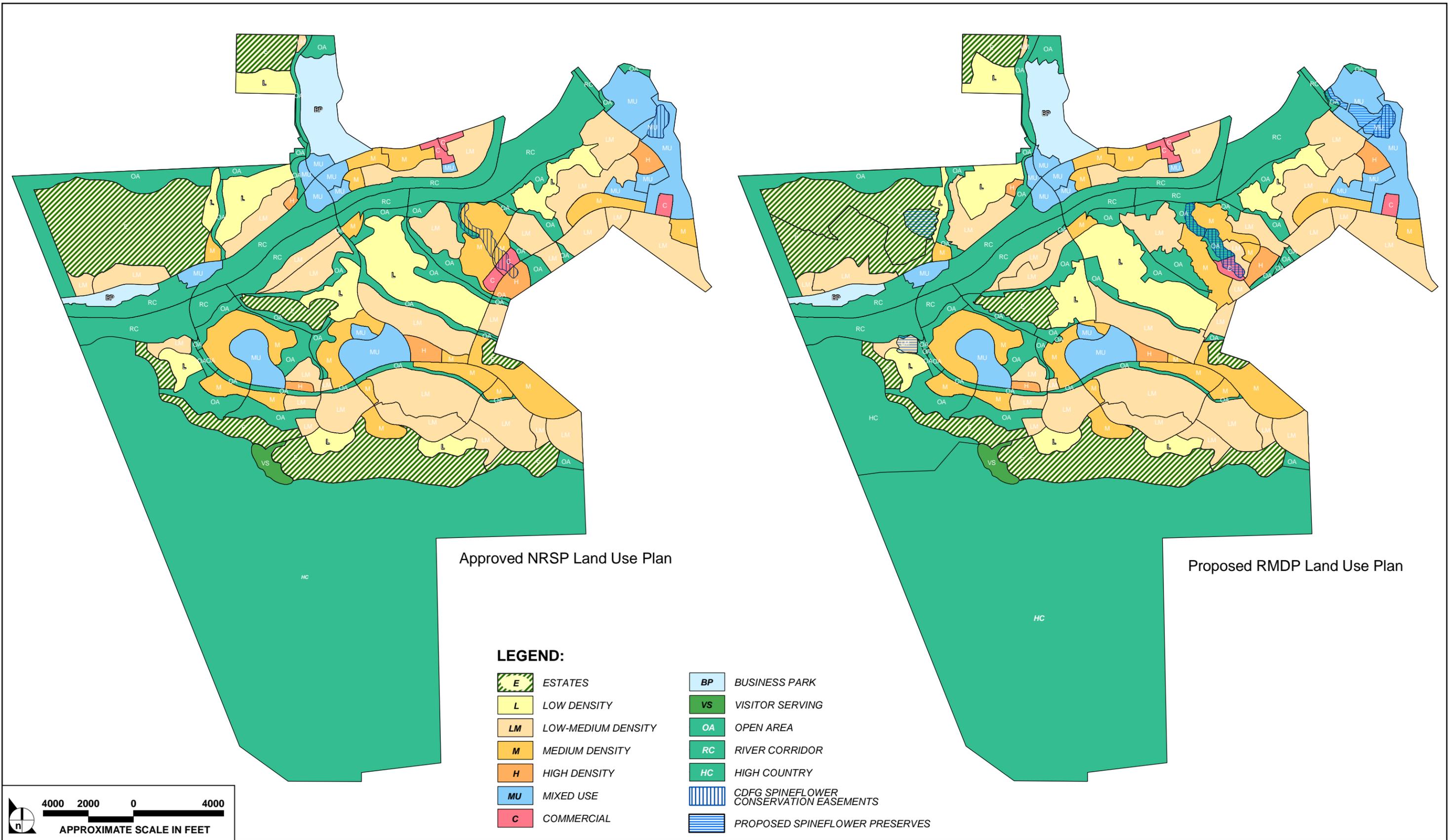
4.14.6.1 Impacts of Alternative 1 (No Action/No Project)

Under Alternative 1 (No Action/No Project), the proposed RMDP and SCP would not be implemented. Without the infrastructure improvements included in the RMDP, build-out of the Specific Plan could not occur as planned, and the Specific Plan site would remain in agricultural operations and open area. In addition, build-out of the VCC planning area would not occur in accordance with the prior Los Angeles County land use approvals.

The Specific Plan site and VCC planning area have adopted land use plans that designate areas for urban development, and those areas are appropriately zoned to accommodate the type of development specified by the adopted plans. Implementation of Alternative 1 would result in a continuation of existing land uses on the Specific Plan and VCC project areas, which are predominately open area in character (*e.g.*, agricultural), and preclude future development on the Specific Plan site and VCC planning area that would otherwise be consistent with adopted plans and zoning regulations. Therefore, Alternative 1 would conflict with applicable land use plans and result in a significant indirect land use impact under Significance Threshold 2. Implementation of Alternative 1 also would preclude implementation of a conservation plan for spineflower located in the Project area, which is a requirement of the approved Specific Plan.

Alternative 1 would not facilitate future development in the Entrada planning area. However, this area is presently zoned for agricultural uses; and, therefore, by not implementing the proposed SCP in the Entrada planning area, an existing agricultural zoning regulation conflict would be avoided.

There are no adopted habitat conservation plans for the Project area and Alternative 1 would not cause an established community to be divided. Therefore, Alternative 1 would not result in significant land use impacts under Significance Thresholds 1 or 3.



SOURCE: FORMA - December 2005, URS - April 2007

FIGURE 4.14-1

Conformance Comparison of NRSP and RMDP Land Use Plans

4.14.6.2 Impacts of Alternative 2 (Proposed Project)**4.14.6.2.1 Direct Impacts**

RMDP Direct Impacts. The proposed Project would result in the development of various RMDP drainage, roadway, and other infrastructure improvements on the Specific Plan site. The infrastructure improvements would be consistent with the provisions of the approved Specific Plan and would not result in a significant land use plan or policy conflict under the requirements of Significance Threshold 2.

There are no existing communities located on the Project site, and no habitat conservation plans or natural community conservation plans have been adopted for the Project area. Therefore, the proposed RMDP would not result in significant land use impacts under Significance Thresholds 1 or 3.

The potential for the RMDP infrastructure improvements to result in short-term, construction-related land use impacts to existing and future land uses located on and adjacent to the Project area is evaluated in this EIS/EIR in applicable sections, such as **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise.

SCP Direct Impacts. The SCP component of the proposed Project includes four proposed spineflower preserves that would be established on the Specific Plan site. Two of these preserves would contain previously dedicated spineflower conservation easements, and the other two are proposed on land zoned for urban development, as described in **Subsection 4.14.3** of this EIS/EIR. Although the proposed preserve uses would differ from the adopted Specific Plan land use designations on the preserve sites, the preserves would be consistent with the Specific Plan because they would be created to further the Open Area and resource conservation objectives set forth in Section 2.1, Specific Plan Objectives, and Section 2.6, Resource Management Plan, of the Specific Plan. In addition, implementation of the proposed SCP would not divide an existing or proposed community, or conflict with an approved habitat conservation plan or a natural community plan. Therefore, in regard to the Specific Plan site, implementation of the proposed SCP would not result in land use impacts under Significance Thresholds 1, 2, or 3.

The Entrada planning area is currently zoned for agricultural activities, and the applicant leases portions of the Entrada planning area for agricultural (grazing) uses. Establishment of the Entrada spineflower preserve would maintain the open space character of the preserve site, however, it would result in a land use impact under Significance Threshold 2 because agricultural activities on the preserve site would be permanently prohibited. Therefore, the preserve would establish a land use that would conflict with the site's existing agricultural zoning and current cattle grazing use. Precluding future cattle grazing on the Entrada site also would change the existing environmental conditions. This conflict with the site's existing agricultural zoning is likely to be a temporary impact because development applications have been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zoning would change the existing agricultural zoning designation to urban and other zoning designations (such as "Open Space") that would allow for the establishment of the proposed spineflower preserve. However, if a change in zoning is not approved by Los Angeles County, the proposed preserve would result in a significant conflict with the site's existing agricultural zoning designation. This impact would continue until the site's zoning is changed to a designation that allows open space preserves or a similar type of

use. This conflict is considered a significant unavoidable impact because it is beyond the control of the applicant to implement the zone change required to eliminate the existing zoning conflict.

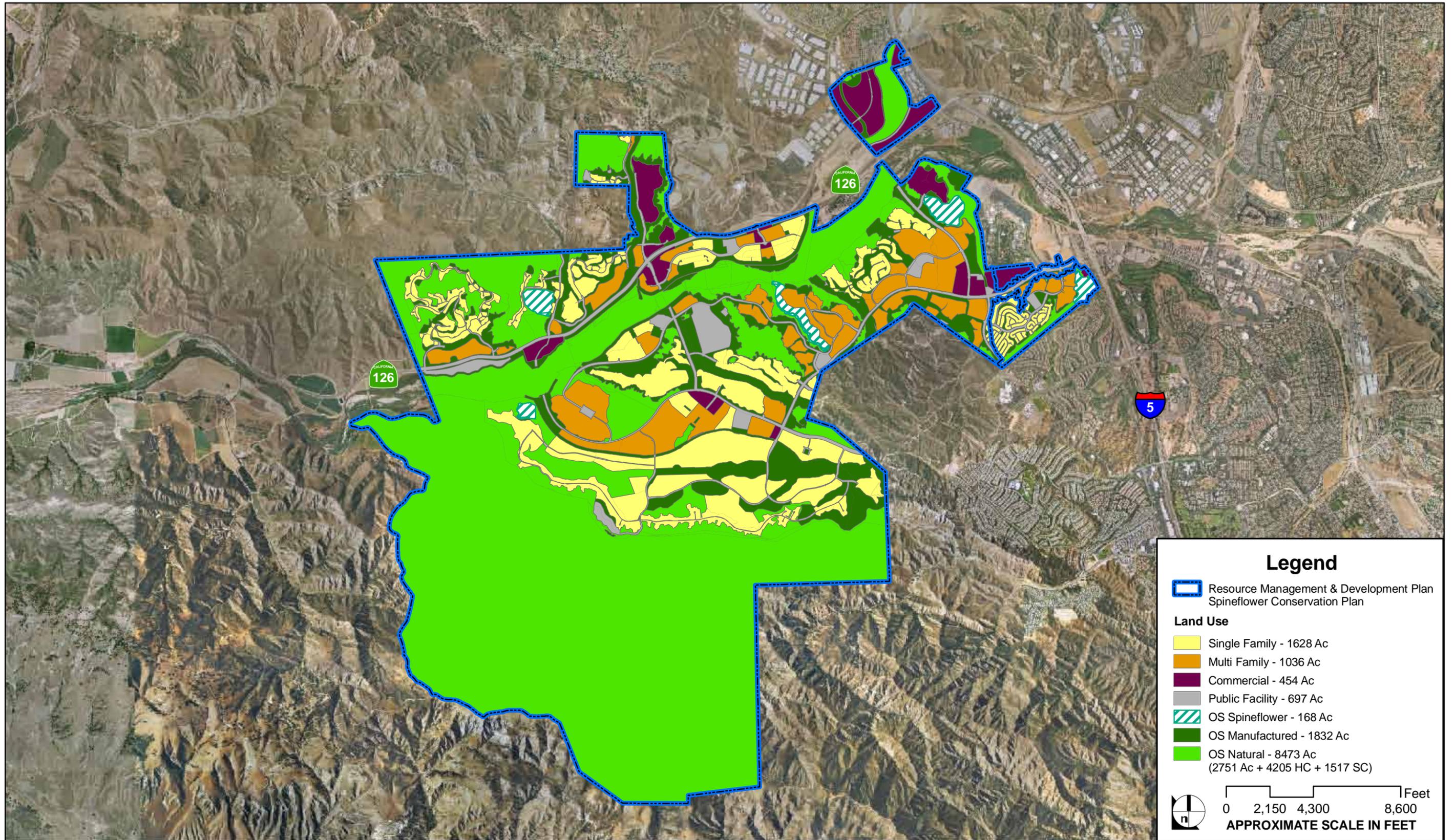
Establishment of the proposed spineflower preserve on the Entrada site would not divide an existing community or conflict with an adopted habitat conservation plan. Therefore, the proposed preserve would not result in significant land use impacts under Significance Thresholds 1 or 3.

4.14.6.2.2 Indirect Impacts

Implementation of the RMDP and SCP components of the proposed Project would facilitate development of the previously approved Specific Plan, along with development on a portion of the proposed Entrada project site and build-out of the remaining undeveloped portions of the previously approved VCC project. A summary of development facilitated by the proposed Project is provided on **Table 4.14-2**. **Figure 4.14-2** depicts the proposed RMDP/SCP Alternative 2 Land Use Plan.

The proposed revisions to the approved Specific Plan land use plan have been made to facilitate the establishment of the proposed on-site spineflower preserves; these proposed revisions are intended to implement the Specific Plan's spineflower mitigation program; and, therefore, are consistent with the approved Specific Plan. Proposed changes to the Specific Plan land use plan map are reflected in the land use data provided on **Table 4.14-2**. The land use data provided by the table reflects several other minor revisions and clarifications regarding the development that would occur on the Specific Plan site. For example, revisions are proposed to avoid areas with jurisdictional water resources, as well as spineflower. To accommodate these changes, minor modifications to the housing unit types (*i.e.*, the number of single-family homes and the number of multi-family residences) on the project site are proposed to keep the approved number of residential units provided on the project site at 20,885. Other clarifications to the housing unit types are proposed because the Specific Plan land use plan provides only general unit density requirements and does not specify housing unit types (*i.e.*, single-family residences and condominium units). Acreage values for specific land use types have been clarified because the Specific Plan land use acreage numbers represent gross areas that do not specifically identify the acreage to be devoted to public facility uses such as parks, fire stations, schools, *etc.* In addition, the Specific Plan's "Mixed Use" land use designation did not specify how much area was to be used for residential purposes and how much area was to be devoted to commercial uses. The land use information presented in **Table 4.14-2** clarifies the land use information included in the previously approved Specific Plan and results in overall development characteristics that are similar to those identified by the Specific Plan.

RMDP Indirect Impacts. Implementation of the proposed RMDP would result in the development of various drainage, roadway, and other infrastructure improvements to facilitate implementation of the Specific Plan. Alternative 2 would result in land use development configurations that are slightly different from those of the approved Specific Plan; however, the development on the Specific Plan site facilitated by the proposed RMDP would be consistent with all goals and policies of the adopted Specific Plan. Implementation of the RMDP and the resulting development would not divide an existing community or conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, the proposed RMDP would not result in significant land use impacts under Significance Thresholds 1, 2, or 3.



SOURCE: HUNSAKER, PACE 2008

FIGURE 4.14-2
ALTERNATIVE 2
RMDP/SCP LAND USE PLAN

**Table 4.14-2
Development Facilitated by Alternative 2**

Land Use Category ¹	Acres	Res. ⁴ (DU)	Comm. ⁵ (MSF) ³	Percent Res. Reduction (DU)	Percent Comm. Reduction (MSF)	Total Res. Reduction (DU)	Total Comm. Reduction (MSF)
Specific Plan							
Single-Family Residential	1,559.2	9,081	0	-	-	0	0
Multi-Family Residential	991.1	11,804	0	-	-	0	0
Commercial	258.1	0	5.55	-	-	0	0
Public Facilities ⁶	642.6	0	0	-	-	0	0
Open Space ⁷	10,200.2	0	0	-	-	0	0
Subtotal Specific Plan	13,651.3	20,885²	5.55	-	-	0	0
Total Specific Plan Reduction Compared to Proposed Project							0
Entrada Development							
Single-Family Residential	68.8	428	0	-	-	0	0
Multi-Family Residential	45.1	1,297	0	-	-	0	0
Commercial	32.2	0	0.45	-	-	0	0
Public Facilities	40.5	0	0	-	-	0	0
Open Space	129.5	0	0	-	-	0	0
Subtotal Entrada	316.1	1,725	0.45	-	-	0	0
Total Entrada Reduction Compared to Proposed Project							0
Valencia Commerce Center							
Commercial	53.0	0	1.10	-	-	0	0
Industrial Park	110.9	0	2.30	-	-	0	0
Public Facilities	13.7	0	0	-	-	0	0
Open Space	143.6	0	0	-	-	0	0
Subtotal VCC	321.2	0	3.4	-	-	0	0
Total VCC Reduction Compared to Proposed Project							0
Grand Total Project Reduction Compared to Proposed Project						0	0

Notes:

¹ In some instances, the land use categories for the Specific Plan, Entrada, and VCC have been consolidated to simplify presentation of the land use data.

² The total number of permitted residential dwelling units within the Specific Plan of 20,885 may increase by 423 second units with approval of a conditional use permit, which would increase the maximum total Specific Plan dwelling units to 21,308. (Specific Plan 2003, Table 2.3-3.)

³ MSF means million square feet. (rounded to nearest 1/100th)

⁴ Residential includes single-family (detached homes) and multi-family (condo/townhomes).

⁵ Commercial includes business park, office, retail, etc.

⁶ Public Facilities includes parks, schools, libraries, etc.

⁷ Open Space means natural (preserved) and manufactured open space, and includes the Specific Plan's High Country SMA/SEA 20, River Corridor SMA/SEA 23, Open Areas, spineflower preservations areas, and other specified open areas, primarily located within the Specific Plan's Estate Residential designation. Open Space does not include the Salt Creek area, adjacent to the Specific Plan boundary, comprised of about 1,517 acres. If the Salt Creek area is included, the total Open Space is approximately 10,200 acres (8,683 + 1,517 = 10,200).

Source: The Newhall Land and Farming Company, 2008.

SCP Indirect Impacts. Implementation of the proposed SCP would facilitate build-out of urban development on the Specific Plan site. The Specific Plan has received local land use approvals and was found to be consistent with all applicable plans and policies pertaining to land use. Therefore, implementation of the SCP and the development facilitated on the Specific Plan site would be consistent with applicable land use plans and policies. Development facilitated by the proposed spineflower preserves on the Specific Plan site would not divide an existing community or conflict with an adopted habitat conservation plan. Therefore, the proposed SCP would not result in land use impacts under Significance Thresholds 1, 2, or 3.

The proposed SCP also would facilitate build-out of the VCC planning area, which would result in the take of spineflower consistent with a section 2081 Incidental Take Permit issued by the CDFG. Development that would occur in the VCC planning area would be consistent with previously approved land use development plans for the VCC project site. Therefore, the development facilitated in the VCC planning area would not result in a significant land use impact under Significance Threshold 2. Build-out of the VCC planning area would not divide an established community, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, the new development that may occur on the VCC after implementation of the SCP would not result in significant impacts under Significance Thresholds 1 or 3.

The proposed SCP also would establish the Entrada spineflower preserve, which encompasses approximately 27.0 acres in the southeastern corner of the Entrada planning area. Although no development would occur upon implementation of the proposed SCP in the Entrada planning area, indirect impacts from subsequent development are reasonably foreseeable. Such development is reasonably foreseeable because the applicant is pursuing development applications with Los Angeles County within the Entrada planning area. The planned land uses adjacent to the Entrada preserve area include proposed residential uses to the west and open space to the north and southwest. Existing land uses immediately to the south of the Entrada preserve area would remain, which include an existing golf course and residential uses. The planned western extension of Magic Mountain Parkway would be located north of the Entrada preserve area.

Development of the Entrada planning area would require prior approval of a tentative subdivision map and other land use entitlements. Therefore, any subsequent development that may occur in the Entrada planning area as a result of implementation of the proposed SCP must first be found to be consistent with applicable plans, policies, and regulations. The Entrada planning area is currently vacant; therefore, the future development facilitated by the proposed SCP would not divide an existing community. No habitat conservation or natural community plans have been adopted for the Entrada planning area. Therefore, the proposed SCP would not result in significant indirect land use impacts under Significance Thresholds 1, 2, or 3.

4.14.6.2.3 Secondary Impacts

RMDP Secondary Impacts. The infrastructure improvements included in the proposed RMDP, and the subsequent urban development that would be facilitated, would occur only on the Specific Plan site. Implementation of the RMDP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundaries of the Specific Plan. None of the proposed infrastructure development, or

any of the resulting urban development that would occur on the Specific Plan site, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site and is approximately one-half mile north of the Specific Plan boundary. There are no habitat conservation or natural community plans that have been adopted for resources located in the Specific Plan area. Therefore, the proposed RMDP would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

SCP Secondary Impacts. The proposed spineflower preserves, and the subsequent urban development facilitated on the Specific Plan site and the VCC and Entrada planning areas, would be located within the boundaries of the proposed Project area. Implementation of the SCP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundaries of the Specific Plan. Neither the proposed spineflower preserves, nor any of the resulting urban development that would be facilitated on the Specific Plan site or in the VCC and Entrada planning areas, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site and is approximately one-half mile north of the Specific Plan boundary. There are no habitat conservation or natural community plans that have been adopted for resources located in the Project area. Therefore, the proposed SCP would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

4.14.6.3 Impacts of Alternative 3 (Elimination of Planned Potrero Bridge and Additional Spineflower Preserves)

Alternative 3 would result in the elimination of some of the proposed RMDP infrastructure improvements proposed for the Specific Plan area when compared to the proposed Project, and increase the size of proposed spineflower preserves from 167.6 to 221.8 acres. Subsequent development on the Specific Plan site and VCC and Entrada planning areas also would be reduced, as Alternative 3 would facilitate the development of 21,558 residential dwelling units on the Specific Plan site and Entrada planning areas, and approximately 9,400,000 square feet of nonresidential uses on the Specific Plan and Entrada and VCC sites. Additional information regarding this alternative is provided in **Section 3.0**, Description of Alternatives, of this EIS/EIR.

4.14.6.3.1 Direct Impacts

RMDP Direct Impacts. Alternative 3 would result in the elimination of some of the RMDP infrastructure improvements proposed for the Specific Plan site. The infrastructure improvements provided by this alternative would not result in the division of the existing Val Verde community, would not conflict with policies or other requirements of the adopted Specific Plan, and would not conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, no land use impacts would result from the implementation of Alternative 3 under Significance Thresholds 1, 2, and 3, and no mitigation is required.

The potential for implementation of the RMDP improvements to result in short-term, construction-related land use impacts to existing and future land uses located on and adjacent to the Project site is evaluated in this EIS/EIR in applicable sections, such as: **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise.

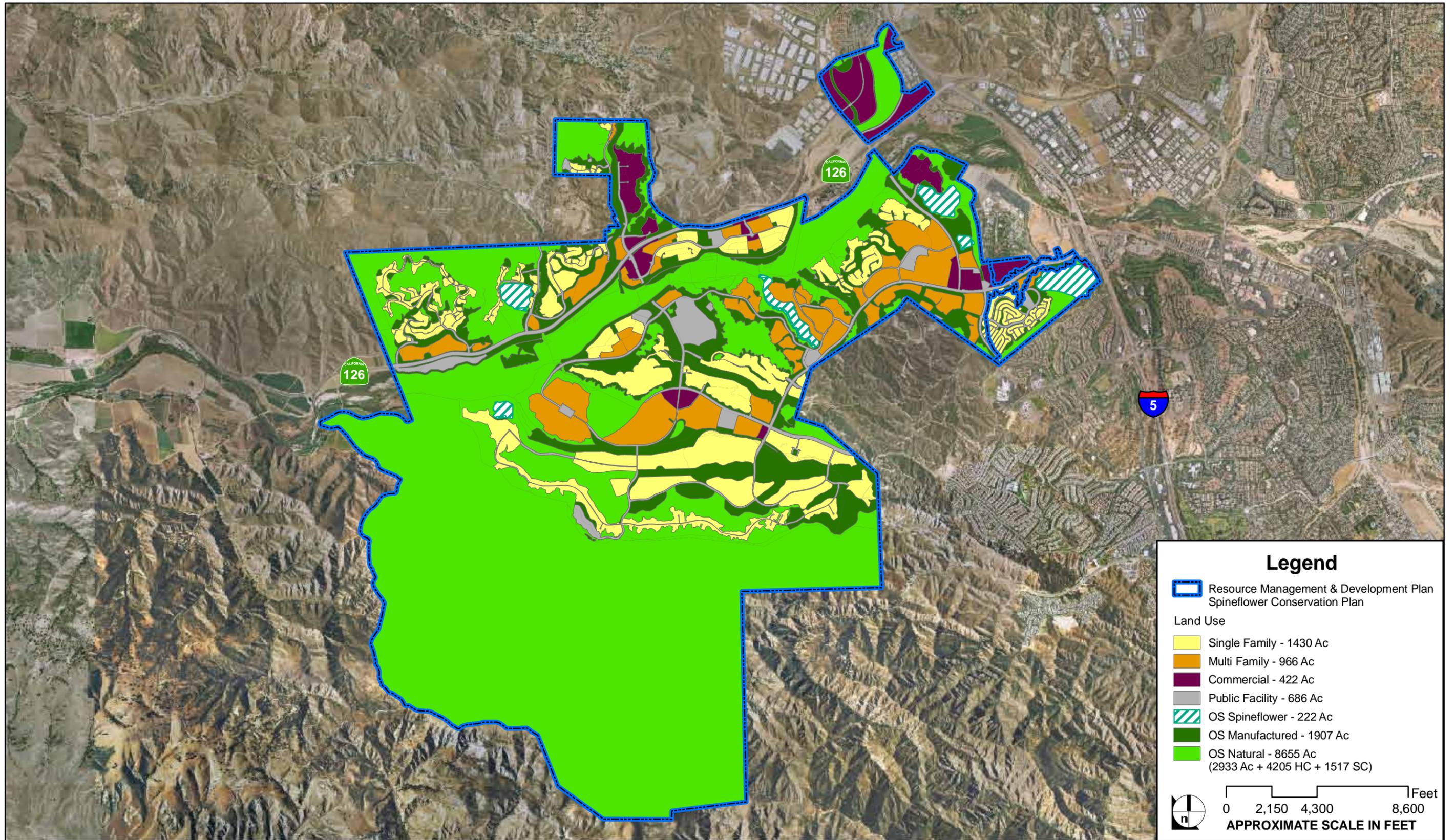
SCP Direct Impacts. The area devoted to spineflower preserves on the Specific Plan site under Alternative 3 would be increased by 54 acres when compared to the proposed Project. The land use effects of Alternative 3 related to the Specific Plan site would be the same as for the proposed Project, because the SCP would not divide an existing community, conflict with the adopted Specific Plan, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, no land use impacts under Significance Thresholds 1, 2, or 3 would result from implementation of Alternative 3, and no mitigation is required.

The Entrada planning area is currently zoned for agricultural activities, and the applicant leases portions of the Entrada planning area for agricultural (grazing) uses. Establishment of the Entrada spineflower preserve would maintain the open space character of the preserve site, however, it would result in a land use impact under Significance Threshold 2 because agricultural activities on the preserve site would be permanently prohibited. Therefore, the preserve would establish a land use that would conflict with the site's existing zoning and current cattle grazing use. Precluding future cattle grazing on the Entrada site also would change the existing environmental conditions. This conflict with the site's existing agricultural zoning is likely to be a temporary impact because development applications have been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zoning would change the existing agricultural zoning designations to urban and other zoning designations (such as "Open Space") that would allow for the establishment of the proposed spineflower preserve. However, if a change in zoning is not approved by Los Angeles County, the proposed preserve would result in a significant conflict with the site's existing agricultural zoning designation. This impact would continue until the site's zoning is changed to a designation that allows open space preserves or a similar type of use. This conflict is considered a significant unavoidable impact because it is beyond the control of the applicant to implement the zone change required to eliminate the existing zoning conflict.

Establishment of the proposed spineflower preserve on the Entrada site would not divide an existing community or conflict with an adopted habitat conservation plan. Therefore, the proposed preserve would not result in significant land use impacts under Significance Thresholds 1 or 3.

4.14.6.3.2 Indirect Impacts

Implementation of the RMDP and SCP components of Alternative 3 would facilitate development of the previously approved Specific Plan, development on a portion of the proposed Entrada project site, and build-out of the remaining undeveloped portions of the previously approved VCC project. A summary of development that would be facilitated by Alternative 3 is provided on **Table 4.14-3**. **Figure 4.14-3** depicts the proposed RMDP/SCP Alternative 3 Land Use Plan.



SOURCE: HUNSAKER, PACE 2008

FIGURE 4.14-3
ALTERNATIVE 3
RMDP/SCP LAND USE PLAN

4.14 LAND USE

**Table 4.14-3
Development Facilitated by Alternative 3**

Land Use Category ¹	Acres	Res. ⁴ (DU)	Comm. ⁵ (MSF) ³	Percent Res. Reduction (DU)	Percent Comm. Reduction (MSF)	Total Res. Reduction (DU)	Total Comm. Reduction (MSF)
Specific Plan							
Single-Family Residential	1,365.1	9,003	0	0.86%	0	78	0
Multi-Family Residential	960.6	11,430	0	3.17%	0	374	0
Commercial	227.0	0	5.48	0	1.21%	0	0.067
Public Facilities ⁶	635.5	0	0	0	0	0	0
Open Space ⁷	10,462.8	0	0	0	0	0	0
Subtotal Specific Plan	13,651.0	20,433²	5.48	2.16%	1.21%	452	0.067
Total Specific Plan Reduction Compared to Proposed Project						452	0.067
Entrada Development							
Single-Family Residential	65.6	428	0	0	-	0	0
Multi-Family Residential	6.4	697	0	46.26%	-	600	0
Commercial	31.4	0	0.45	0	-	0	0
Public Facilities	36.4	0	0	0	-	0	0
Open Space	176.3	0	0	0	-	0	0
Subtotal Entrada	316.1	1,125	0.45	34.78%	-	600	0
Total Entrada Reduction Compared to Proposed Project						600	0
Valencia Commerce Center							
Commercial	53.0	0	1.10	0	0	0	0
Industrial Park	110.9	0	2.30	0	0	0	0
Public Facilities	13.7	0	0	0	0	0	0
Open Space	143.6	0	0	0	0	0	0
Subtotal VCC	321.2	0	3.40	0	0	0	0
Total VCC Reduction Compared to Proposed Project						0	0
Grand Total Project Reduction Compared to Proposed Project						1,052	0.067

Notes:

¹ In some instances, the land use categories for the Specific Plan, Entrada, and VCC have been consolidated to simplify presentation of the land use data.

² The total number of permitted residential dwelling units within the Specific Plan of 20,885 may increase by 423 second units with approval of a conditional use permit, which would increase the maximum total Specific Plan dwelling units to 21,308. (Specific Plan 2003, Table 2.3-3.)

³ MSF means million square feet. (rounded to nearest 1/100th)

⁴ Residential includes single-family (detached homes) and multi-family (condo/townhomes).

⁵ Commercial includes business park, office, retail, etc.

⁶ Public Facilities includes parks, schools, libraries, etc.

⁷ Open Space means natural (preserved) and manufactured open space, and includes the Specific Plan's High Country SMA/SEA 20, River Corridor SMA/SEA 23, Open Areas, spineflower preservations areas, and other specified open areas, primarily located within the Specific Plan's Estate Residential designation. Open Space does not include the Salt Creek area, adjacent to the Specific Plan boundary, comprised of about 1,517 acres. If the Salt Creek area is included, the total Open Space is approximately 10,463 acres (8,946 + 1,517 = 10,463).

Source: The Newhall Land and Farming Company, 2007.

RMDP Indirect Impacts. Alternative 3 would result in an incremental reduction in the proposed RMDP infrastructure on the Specific Plan site, and a corresponding reduction in Specific Plan-related development when compared to the proposed Project. As with the proposed Project, subsequent development facilitated by Alternative 3 would not divide the existing Val Verde community or conflict with an adopted habitat conservation plan or natural community conservation plan. This alternative also would be consistent with the policy requirements of the previously adopted Specific Plan. Therefore, Alternative 3 would not result in land use impacts under Significance Thresholds 1, 2, and 3.

SCP Indirect Impacts. Implementation of Alternative 3 would facilitate development of the Specific Plan site. The Specific Plan has received local land use approvals and was found to be consistent with applicable land use plans and policies. Although Alternative 3 would reduce development on the Specific Plan site by two percent when compared to the proposed Project, this alternative would be consistent with Specific Plan land use plans and policies and would not result in land impacts under Significance Threshold 2.

Alternative 3 would facilitate the build-out of the VCC planning area, which would result in the take of spineflower. Development that would occur in the VCC planning area, however, would be consistent with previously approved land use development plans for the VCC project site. Therefore, the development facilitated in the VCC planning area would not result in a significant land use impact under Significance Threshold 2. Build-out of the VCC planning area consistent with an approved SCP would not divide an established community, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, the new development that may occur on the VCC planning area after implementation of the SCP would not result in significant impacts under Significance Thresholds 1 or 3.

The SCP component of Alternative 3 would result in the creation of a 72.9-acre spineflower preserve in the Entrada planning area, which would facilitate future development on the Entrada site. This development would require prior approval of a tentative subdivision map and other land use entitlements. Therefore, any subsequent development that may occur in the Entrada planning area as a result of the implementation of the proposed SCP must first be found to be consistent with applicable plans, policies, and regulations. The Entrada planning area is currently vacant; therefore, the future development facilitated by the proposed SCP would not divide an existing community. Therefore, Alternative 3 would not result in indirect land use impacts under Significance Thresholds 1, 2 or 3.

4.14.6.3.3 Secondary Impacts

RMDP Secondary Impacts. The infrastructure improvements that would be provided by the RMDP under Alternative 3, and the subsequent urban development that would be facilitated, would occur only on the Specific Plan site. Implementation of the RMDP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundaries of the Specific Plan. None of the proposed infrastructure development, or any of the resulting urban development that would occur on the Specific Plan site, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Specific Plan region. Therefore, Alternative 3 would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

SCP Secondary Impacts. The spineflower preserves that would be created under Alternative 3, and the subsequent urban development that would be facilitated on the Specific Plan site and the VCC and Entrada planning areas, would be located within the boundaries of the proposed Project area. Implementation of the SCP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundary of the Specific Plan. Neither the spineflower preserves that would be established, nor any of the resulting urban development that would be facilitated on the Specific Plan site or in the VCC and Entrada planning areas, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Project region. Therefore, the Alternative 3 SCP would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

4.14.6.4 Impacts of Alternative 4 (Elimination of Planned Potrero Bridge and Addition of VCC Spineflower Preserve)

Alternative 4 would result in the elimination of additional infrastructure improvements included in the proposed RMDP, and increase the size of proposed spineflower preserves from 167.6 to 259.9 acres. Under this alternative, no additional development would be facilitated on the VCC planning area, and subsequent development on the Specific Plan site would be reduced. In total, Alternative 4 would facilitate the development of 21,846 residential dwelling units on the Specific Plan site and Entrada planning area, and approximately 5,933,000 square feet of nonresidential uses on the Specific Plan site and on a portion of the Entrada planning area. Additional information regarding this alternative is provided in EIS/EIR **Section 3.0**, Description of Alternatives.

4.14.6.4.1 Direct Impacts

RMDP Direct Impacts. Alternative 4 would result in the elimination of some of the proposed RMDP infrastructure on the Specific Plan site. The infrastructure improvements provided by this alternative would not result in the division of the existing Val Verde community, would not conflict with policies or other requirements of the adopted Specific Plan, and would not conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, no direct land use impacts would result from the implementation of Alternative 4 under Significance Thresholds 1, 2, and 3, and no mitigation is required.

The potential for implementation of the RMDP improvements to result in short-term, construction-related land use impacts to existing and future land uses located on and adjacent to the Project site is evaluated in this EIS/EIR in applicable sections, such as: **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise.

SCP Direct Impacts. The area devoted to spineflower preserves on the Specific Plan site under Alternative 4 would be increased by 92 acres when compared to the proposed Project. The land use effects of Alternative 4 related to the Specific Plan site would be the same as the impacts described for the proposed Project because the SCP would not divide an existing community, conflict with the adopted Specific Plan, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, Alternative 4 would not result in land use impacts related to the Specific Plan under Significance Thresholds 1, 2, or 3.

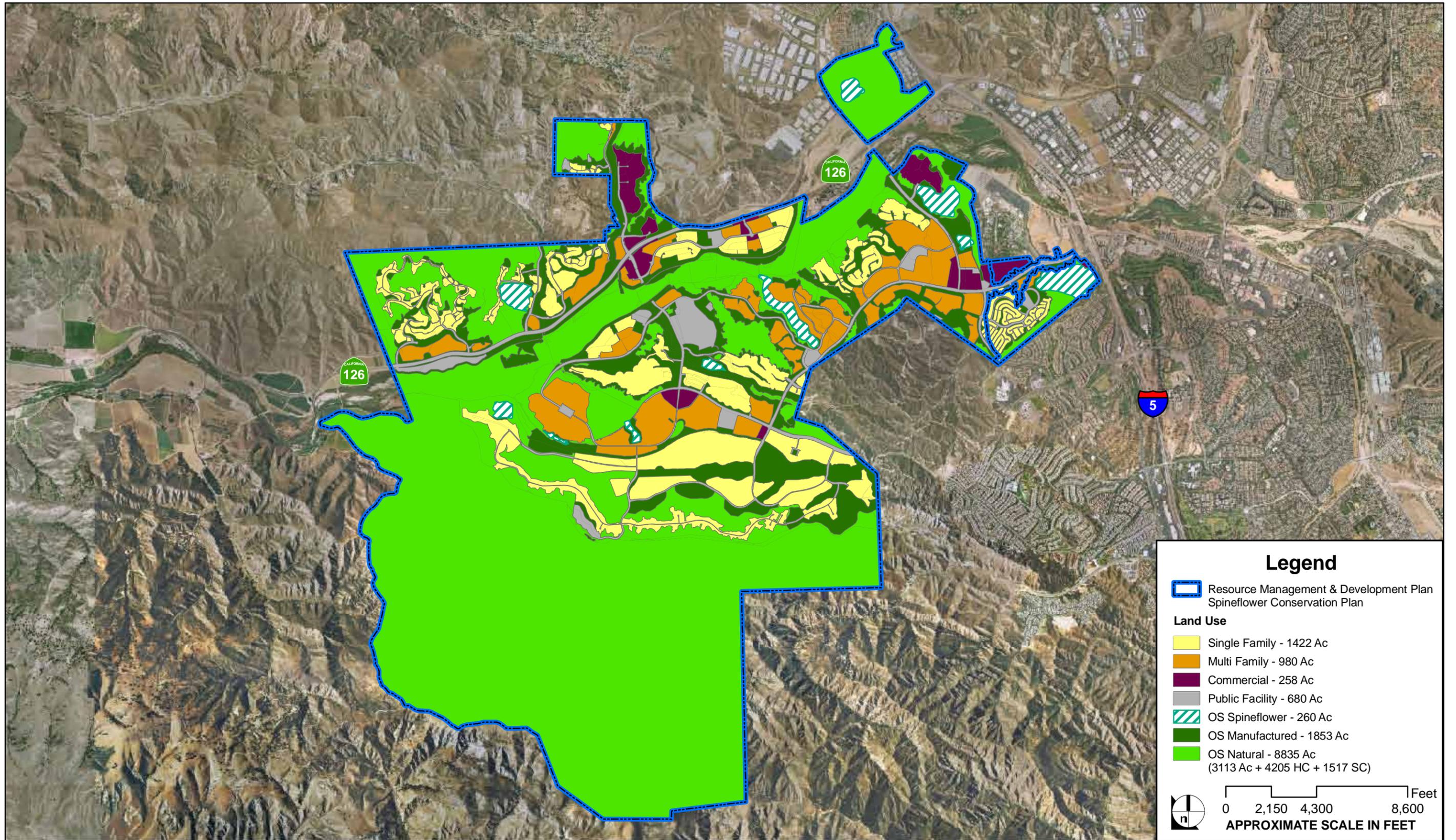
The Entrada planning area is currently zoned for agricultural activities, and the applicant leases portions of the Entrada planning area for agricultural (grazing) uses. Establishment of the Entrada spineflower preserve would maintain the open space character of the preserve site, however, it would result in a land use impact under Significance Threshold 2 because agricultural activities on the preserve site would be permanently prohibited. Therefore, the preserve would establish a land use that would conflict with the site's existing zoning and current cattle grazing use. Precluding future cattle grazing on the Entrada site also would change the existing environmental conditions. This conflict with the site's existing agricultural zoning is likely to be a temporary impact because development applications have been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zoning would change the existing agricultural zoning designations to urban and other zoning designations (such as "Open Space") that would allow for the establishment of the proposed spineflower preserve. However, if a change in zoning is not approved by Los Angeles County, the proposed preserve would result in a significant conflict with the site's existing agricultural zoning designation. This impact would continue until the site's zoning is changed to a designation that allows open space preserves or a similar type of use. This conflict is considered a significant unavoidable impact because it is beyond the control of the applicant to implement the zone change required to eliminate the existing zoning conflict.

Establishment of a spineflower preserve on the Entrada site would not divide an existing community or conflict with an adopted habitat conservation plan, and would not result in significant land use impacts under Significance Thresholds 1 or 3.

Alternative 4 would result in the creation of a 19.8-acre spineflower preserve within the VCC planning area. This preserve would occupy a substantial area (approximately six percent of the total planning area) in the center of the VCC planning area. This area is zoned for commercial uses and a development plan has been approved for build-out of the planning area. Establishment of the VCC preserve would preclude future commercial development on the VCC planning area due to grading constraints. As a result, Alternative 4 would conflict with the previously approved development plans for the VCC planning area, and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce the conflict with the previously approved development plan for the VCC planning area, this impact is a significant unavoidable impact of Alternative 4.

4.14.6.4.2 Indirect Impacts

Implementation of the RMDP and SCP components of Alternative 4 would facilitate development of the previously approved Specific Plan, development on a portion of the proposed Entrada project site, and build-out of the remaining undeveloped portions of the previously approved VCC project. A summary of development that would be facilitated by Alternative 4 is provided on **Table 4.14-4**. **Figure 4.14-4** depicts the proposed RMDP/SCP Alternative 4 Land Use Plan.



SOURCE: HUNSAKER, PACE 2008

FIGURE 4.14-4
ALTERNATIVE 4
RMDP/SCP LAND USE PLAN

4.14 LAND USE

**Table 4.14-4
Development Facilitated by Alternative 4**

Land Use Category ¹	Acres	Res. ⁴ DU	Comm. ⁵ MSF ³	Percent Res. Reduction (DU)	Percent Comm. Reduction (MSF)	Total Res. Reduction (DU)	Total Comm. Reduction (MSF)
Specific Plan							
Single-Family Residential	1,355.9	9,048	0	0.36%	0	33	-
Multi-Family Residential	973.7	11,673	0	1.11%	0	131	-
Commercial	226.8	0	5.48	0	1.21%	-	0.067
Public Facilities ⁶	643.6	0	0	-	-	-	-
Open Space ⁷	10,450.8	0	0	-	-	-	-
Subtotal Specific Plan	13,650.9	20,721²	5.48	0.79%	1.21%		
Total Specific Plan Reduction Compared to Proposed Project						164	0.067
Entrada Development							
Single-Family Residential	65.6	428	-	0%	-	0	-
Multi-Family Residential	6.4	697	-	46.26%	-	600	-
Commercial	31.4	-	0.45	-	0%	-	0
Public Facilities	36.4	-	-	-	-	-	-
Open Space	176.3	-	-	-	-	-	-
Subtotal Entrada	316.1	1,125	0.45	34.78%	0%	600	0
Total Entrada Reduction Compared to Proposed Project						-	-
Valencia Commerce Center							
Commercial	0	-	0	-	100%	-	1.10
Industrial Park	0	-	0	-	100%	-	2.30
Public Facilities	0	-	-	-	-	-	-
Open Space	321.3	-	-	-	-	-	-
Subtotal VCC	321.3	-	0	-	100%	-	-
Total VCC Reduction Compared to Proposed Project						-	3.467
Grand Total Project Reduction Compared to Proposed Project						764	4.27

Notes:

¹ In some instances, the land use categories for the Specific Plan, Entrada, and VCC have been consolidated to simplify presentation of the land use data.

² The total number of permitted residential dwelling units within the Specific Plan of 20,885 may increase by 423 second units with approval of a conditional use permit, which would increase the maximum total Specific Plan dwelling units to 21,308. (Specific Plan 2003, Table 2.3-3.)

³ MSF means million square feet. (rounded to nearest 1/100th)

⁴ Residential includes single-family (detached homes) and multi-family (condo/townhomes).

⁵ Commercial includes business park, office, retail, etc.

⁶ Public Facilities includes parks, schools, libraries, etc.

⁷ Open Space means natural (preserved) and manufactured open space, and includes the Specific Plan's High Country SMA/SEA 20, River Corridor SMA/SEA 23, Open Areas, spineflower preservations areas, and other specified open areas, primarily located within the Specific Plan's Estate Residential designation. Open Space does not include the Salt Creek area, adjacent to the Specific Plan boundary, comprised of about 1,517 acres. If the Salt Creek area is included, the total Open Space is approximately 10,451 acres (8,934 + 1,517 = 10,451).

Source: The Newhall Land and Farming Company, 2007.

RMDP Indirect Impacts. Alternative 4 would result in an incremental reduction in the proposed RMDP infrastructure on the Specific Plan site, and a corresponding reduction in Specific Plan-related development when compared to the proposed Project. Subsequent development facilitated by Alternative 4 would not divide the Val Verde community or conflict with any adopted habitat conservation plan or natural community conservation plan. Therefore, Alternative 4 would not result in land use impacts under Significance Thresholds 1 and 3.

An objective of the approved Specific Plan is to establish a jobs/housing balance to minimize commute trips and associated environmental impacts. This objective is embodied in Land Use Planning Objective No. 2, which states: "avoid leapfrog development and accommodate projected regional growth in a location, which is adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers." To implement this objective, the Specific Plan includes a "Business Park" land use designation intended to "accommodate local and regional employment needs and enhance housing/employment balance." (*Newhall Ranch Specific Plan*, page 2-27.) The Specific Plan approved by Los Angeles County provides 248.6 acres of "Business Park" area, which is included in the 258.1 acres of "Commercial" land area within the Specific Plan. (See Alternative 2, **Table 4.14-2**.) Under Alternative 4, 226.8 acres of land area designated for "Commercial" uses would be provided on the Specific Plan site.

Another Project-related element that would contribute to implementation of the Specific Plan's local and regional jobs/housing balance objective is facilitated development in the VCC planning area and the employment opportunities it provided by that development. Under the proposed Project, build-out of the remaining 321 acres of the VCC would be facilitated by the proposed SCP. However, under Alternative 4, a spineflower preserve would be created on the VCC site and build-out of the VCC would no longer be feasible due to grading constraints. Without the additional employment opportunities provided by build-out of the VCC, the ability of the Specific Plan to provide new development near a major employment center would be substantially impaired and Alternative 4 would be inconsistent with the Specific Plan objective of providing a local and regional jobs/housing balance. To compensate for the employment opportunities displaced from the VCC under Alternative 4, major revisions to the Specific Plan Land Use Plan would be required to provide additional commercial land use area. An amendment to the Specific Plan to provide additional commercially-zoned area and associated employment opportunities could alleviate the conflict with Land Use Planning Objective No. 2. However, a Specific Plan amendment could result in additional environmental impacts, would require approval by the Los Angeles County Board of Supervisors, and is beyond the control of the Project applicant to implement. There are no other feasible measures that could be implemented by the Project applicant to address the jobs/housing balance land use objective inconsistency that would result from implementation of Alternative 4. Under Threshold 2, implementation of Alternative 4 would result in a significant and unavoidable Specific Plan land use policy conflict with Specific Plan Land Use Planning Objective No. 2.

SCP Indirect Impacts. Implementation of Alternative 4 would facilitate development of the Specific Plan site. The Specific Plan has received local land use approvals and was found to be consistent with applicable land use plans and policies. As described above, however, Alternative 4 would not be consistent with an objective of the Specific Plan related to accommodating a jobs/housing balance.

Therefore Alternative 4 would result in a significant and unavoidable land use impact under Significance Threshold 2.

The SCP component of Alternative 4 would result in the creation of a 72.9-acre spineflower preserve in the Entrada planning area. This preserve would facilitate future development within the Entrada planning area; however, this development would require prior approval of a tentative subdivision map and other land use entitlements. Therefore, any subsequent development that may occur in the Entrada planning area as a result of the implementation of the SCP must first be found to be consistent with applicable plans, policies, and regulations. The Entrada planning area is currently vacant; therefore, the future development facilitated by the proposed SCP would not divide an existing community. No habitat conservation or natural community plans have been adopted for the Entrada planning area. Therefore, Alternative 4 would not result in indirect land use impacts under Significance Thresholds 1, 2, or 3.

Alternative 4 would result in the creation of a 19.8-acre spineflower preserve within the VCC planning area. Establishment of the VCC preserve would preclude grading activities necessary to build-out the remaining portions of the VCC planning area. As a result, completion of the previously approved commercial development within the VCC planning area could not occur under Alternative 4. Therefore, conversion of the central portion of the VCC planning area to a spineflower preserve would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce this impact, the land use conflict within the VCC planning area is a significant unavoidable impact of Alternative 4.

4.14.6.4.3 Secondary Impacts

RMDP Secondary Impacts. The infrastructure improvements that would be provided by the RMDP under Alternative 4, and the subsequent urban development that would be facilitated, would occur only on the Specific Plan site. None of the proposed infrastructure development or any of the resulting urban development that would occur on the Specific Plan site would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Specific Plan area. Therefore, Alternative 4 would not result in secondary impacts under Significance Thresholds 1, or 3. The implementation of Alternative 4 would not provide employment opportunities previously planned for the VCC planning area, which would impede attainment of the Specific Plan objective of accommodating regional growth adjacent to major employment centers. Inconsistency with this objective has the potential to promote commercial growth in areas located beyond the Project boundary. Although additional commercial growth and associated environmental impacts may occur as a result of implementing Alternative 4, it is anticipated that any future growth that may occur would be consistent with applicable land use requirements and not result in a significant impact under Threshold 2.

SCP Secondary Impacts. The spineflower preserves that would be created under Alternative 4, and the subsequent urban development that would be facilitated on the Specific Plan site and the Entrada planning area, would be located within the boundary of the proposed Project area. Implementation of the SCP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundaries of the Specific Plan. Neither the spineflower preserves that would be established, nor any of the resulting

urban development that would be facilitated on the Specific Plan site or in the Entrada planning area, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Project area. Therefore, Alternative 4 would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

4.14.6.5 Impacts of Alternative 5 (Widen Tributary Drainages and Addition of VCC Spineflower Preserve)

Alternative 5 would result in the elimination of additional infrastructure improvements included in the proposed RMDP, and increase the size of proposed spineflower preserves from 167.6 to 338.6 acres. Under this alternative, no additional development would be facilitated on the VCC planning area, and subsequent development on the Specific Plan site would be reduced. In total, Alternative 5 would facilitate the development of 21,155 residential dwelling units on the Specific Plan site and Entrada planning area, and approximately 5,865,000 square feet of nonresidential uses on the Specific Plan site and on a portion of the Entrada planning area. Additional information regarding this alternative is provided in EIS/EIR **Section 3.0**, Description of Alternatives.

4.14.6.5.1 Direct Impacts

RMDP Direct Impacts. Alternative 5 would result in the elimination of some of the RMDP infrastructure improvements proposed for the Specific Plan site. The infrastructure improvements provided by this alternative would not result in the division of the existing Val Verde community, would not conflict with policies or other requirements of the adopted Specific Plan, and would not conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, no land use impacts would result from the implementation of Alternative 5 under Significance Thresholds 1, 2, and 3, and no mitigation is required.

The potential for implementation of the RMDP improvements to result in short-term, construction-related land use impacts to existing and future land uses located on and adjacent to the Project site is evaluated in this EIS/EIR in applicable sections, such as: **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise.

SCP Direct Impacts. The area devoted to spineflower preserves on the Specific Plan site under Alternative 5 would be increased by 171 acres when compared to the proposed Project. The land use effects of Alternative 5 related to the Specific Plan site would be the same as those described for the proposed Project because the SCP would not divide an existing community, conflict with the adopted Specific Plan, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, Alternative 5 would not result in land use impacts related to the Specific Plan under Significance Thresholds 1, 2, or 3.

The Entrada planning area is currently zoned for agricultural activities, and the applicant leases portions of the Entrada planning area for agricultural (grazing) uses. Establishment of the Entrada spineflower preserve would maintain the open space character of the preserve site, however, it would result in a land use impact under Significance Threshold 2 because agricultural activities on the preserve site would be

permanently prohibited. Therefore, the preserve would establish a land use that would conflict with the site's existing zoning and current cattle grazing use. Precluding future cattle grazing on the Entrada site also would change the existing environmental conditions. This conflict with the site's existing agricultural zoning is likely to be a temporary impact because development applications have been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zoning would change the existing agricultural zoning designations to urban and other zoning designations (such as "Open Space") that would allow for the establishment of the proposed spineflower preserve. However, if a change in zoning is not approved by Los Angeles County, the proposed preserve would result in a significant conflict with the site's existing agricultural zoning designation. This impact would continue until the site's zoning is changed to a designation that allows open space preserves or a similar type of use. This conflict is considered a significant unavoidable impact because it is beyond the control of the applicant to implement the zone change required to eliminate the existing zoning conflict.

Establishment of a spineflower preserve on the Entrada site would not divide an existing community or conflict with an adopted habitat conservation plan, and would not result in land use impacts under Significance Thresholds 1 or 3.

Alternative 5 would result in the creation of a 30.8-acre spineflower preserve within the VCC planning area. This preserve would occupy a substantial area in the center of the VCC planning area. This area is zoned for commercial uses and a development plan has been approved for build-out of the planning area. Establishment of the VCC preserve would preclude future commercial development on the VCC planning area due to grading constraints. As a result, Alternative 5 would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce the conflict with the previously approved development plan for the VCC planning area, this impact is a significant unavoidable impact of Alternative 5.

4.14.6.5.2 Indirect Impacts

Implementation of the RMDP and SCP components of Alternative 5 would facilitate development of the previously approved Specific Plan, development on a portion of the proposed Entrada project site, and build-out of the remaining undeveloped portions of the previously approved VCC project. A summary of development that would be facilitated by Alternative 5 is provided on **Table 4.14-5**. **Figure 4.14-5** depicts the proposed RMDP/SCP Alternative 5 Land Use Plan..

**Table 4.14-5
Development Facilitated by RMDP Component of Proposed Project (Alternative 5)**

Land Use Category ¹	Acres	Res. ⁴ DU	Comm. ⁵ MSF ³	Percent Res. Reduction (DU)	Percent Comm. Reduction (MSF)	Total Res. Reduction (DU)	Total Comm. Reduction (MSF)
Specific Plan							
Single-Family Residential	1,287.0	8,900	-	1.99%	-	181	-
Multi-Family Residential	945.0	11,296	-	4.30%	-	508	-
Commercial	239.8	-	5.42	-	2.43%	-	0.135
Public Facilities ⁶	640.5	-	-	-	-	-	-
Open Space ⁷	10,538.3	-	-	-	-	-	-
Subtotal Specific Plan	13,650.7	20,196²	5.42	3.30%	2.43%	689	0.135
Total Specific Plan Reduction Compared to Proposed Project						689	0.135
Entrada Development							
Single-Family Residential	53.9	262	-	38.79%	-	166	-
Multi-Family Residential	19.4	697	-	46.26%	-	600	-
Commercial	29.4	-	0.45	-	0%	-	0
Public Facilities	31.7	-	-	-	-	-	-
Open Space	181.7	-	-	-	-	-	-
Subtotal Entrada	316.1	959	0.45	44.41%	0%	766	0
Total Entrada Reduction Compared to Proposed Project						766	0
Valencia Commerce Center							
Commercial	0	-	0	-	100%	-	1.10
Industrial Park	0	-	0	-	100%	-	2.30
Public Facilities	0	-	-	-	-	-	-
Open Space	321.3	-	-	-	-	-	-
Subtotal VCC	321.3	-	0	-	100%	-	3.40
Total VCC Reduction Compared to Proposed Project						-	3.40
Grand Total Project Reduction Compared to Proposed Project						1,455	3.535

Notes:

¹ In some instances, the land use categories for the Specific Plan, Entrada, and VCC have been consolidated to simplify presentation of the land use data.

² The total number of permitted residential dwelling units within the Specific Plan of 20,885 may increase by 423 second units with approval of a conditional use permit, which would increase the maximum total Specific Plan dwelling units to 21,308. (Specific Plan 2003, Table 2.3-3.)

³ MSF means million square feet. (rounded to nearest 1/100th)

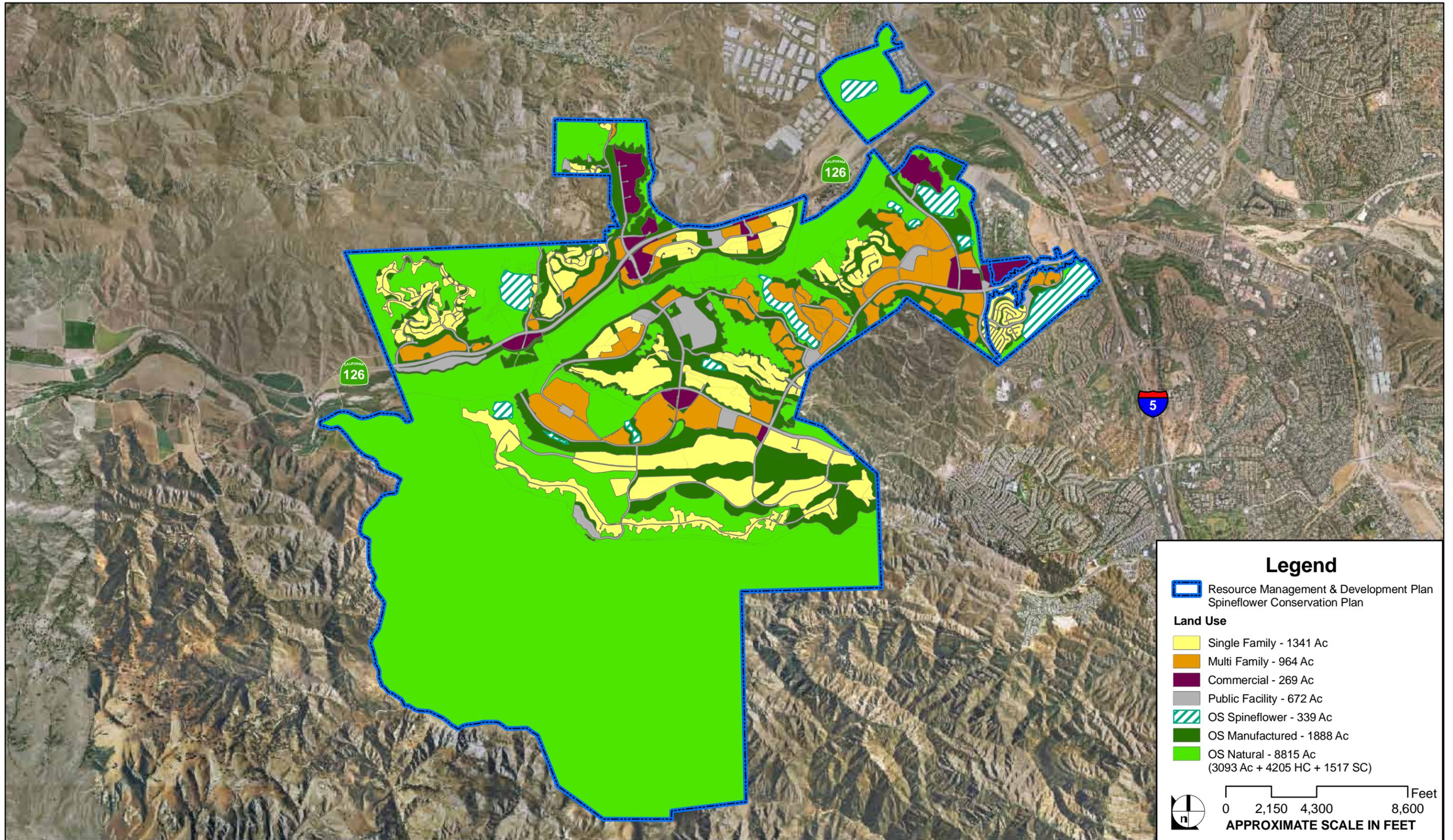
⁴ Residential includes single-family (detached homes) and multi-family (condo/townhomes).

⁵ Commercial includes business park, office, retail, etc.

⁶ Public Facilities includes parks, schools, libraries, etc.

⁷ Open Space means natural (preserved) and manufactured open space, and includes the Specific Plan's High Country SMA/SEA 20, River Corridor SMA/SEA 23, Open Areas, spineflower preservations areas, and other specified open areas, primarily located within the Specific Plan's Estate Residential designation. Open Space does not include the Salt Creek area, adjacent to the Specific Plan boundary, comprised of about 1,517 acres. If the Salt Creek area is included, the total Open Space is approximately 10,538 acres (9,021 + 1,517 = 10,538).

Source: The Newhall Land and Farming Company, 2007.



SOURCE: HUNSAKER, PACE 2008

FIGURE 4.14-5
ALTERNATIVE 5
RMDP/SCP LAND USE PLAN

RMDP Indirect Impacts. Alternative 5 would result in an incremental reduction in the proposed RMDP infrastructure on the Specific Plan site, and a corresponding reduction in Specific Plan-related development when compared to the proposed Project. Subsequent development facilitated by Alternative 5 would not divide the Val Verde community or conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, Alternative 5 would not result in land use impacts under Significance Thresholds 1, and 3.

An objective of the approved Specific Plan is to establish a jobs/housing balance to minimize commute trips and associated environmental impacts. This objective is embodied in Land Use Planning Objective No. 2, which states: "avoid leapfrog development and accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers." To implement this objective, the Specific Plan includes a "Business Park" land use designation that is intended to "accommodate local and regional employment needs and enhance housing/employment balance" (*Newhall Ranch Specific Plan*, page 2-27). The Specific Plan approved by Los Angeles County would provide 248.6 acres of "Business Park" area, which is included in the 258.1 acres of "Commercial" land area that would be provided by the proposed Project (Alternative 2, **Table 4.14-2**). Under Alternative 5, 239.8 acres of land area designated for "Commercial" uses would be provided on the Specific Plan site.

Another Project-related element that would contribute to the implementation of the Specific Plan's local and regional jobs/housing balance objective is the VCC and the employment opportunities it would provide. Under the proposed Project, build-out of the remaining 321 acres of the VCC would be facilitated by the proposed Spineflower Conservation Plan. However, under Alternative 5 a spineflower preserve would be created on the VCC site and build-out of the VCC would no longer be feasible. Without the additional employment opportunities provided by the build-out of the VCC, the ability of the Specific Plan to provide new development near a major employment center would be substantially impaired and Alternative 5 would be inconsistent with the Specific Plan objective of providing a local and regional jobs/housing balance. To compensate for the employment opportunities displaced from the VCC under Alternative 5, major revisions to the Specific Plan Land Use Plan would be required to provide additional commercial land use area. An amendment to the Specific Plan to provide additional commercially-zoned area and associated employment opportunities could alleviate the conflict with Land Use Planning Objective No. 2. However, an amendment to the Specific Plan could result in additional environmental impacts, would require approval by the Los Angeles County Board of Supervisors, and is beyond the control of the Project applicant to implement. There are no other feasible measures that could be implemented by the Project applicant to address the jobs/housing balance land use objective inconsistency that would result from the implementation of Alternative 5. Under the requirements of Threshold 2, the implementation of Alternative 5 would result in a significant and unavoidable Specific Plan land use policy conflict with Specific Plan Land Use Planning Objective No. 2.

SCP Indirect Impacts. Implementation of Alternative 5 would facilitate development of the Specific Plan site. The Specific Plan has received local land use approvals and was found to be consistent with applicable land use plans and policies. As described above, however, Alternative 5 would not be consistent with an objective of the Specific Plan policy related to accommodating a jobs/housing balance.

Therefore, Alternative 5 would result in a significant and unavoidable land use impact under Significance Threshold 2.

The SCP component of Alternative 5 would result in the creation of a 115.8-acre spineflower preserve in the Entrada planning area. This preserve would facilitate future development within the Entrada planning area; however, this development would require prior approval of a tentative subdivision map and other land use entitlements. Therefore, any subsequent development that may occur in the Entrada planning area as a result of the implementation of the SCP must first be found to be consistent with applicable plans, policies, and regulations. The Entrada planning area is currently vacant; therefore, the future development facilitated by the proposed SCP would not divide an existing community. No habitat conservation or natural community plans have been adopted for the Entrada planning area. Therefore, the Alternative 5 SCP would not result in indirect land use impacts under Significance Thresholds 1, 2, or 3.

Alternative 5 would result in the creation of a 30.8-acre spineflower preserve within the VCC planning area. Establishment of the VCC preserve would preclude grading activities necessary to build-out the remaining portions of the VCC planning area. As a result, completion of the previously approved commercial development within the VCC planning area could not occur under Alternative 5. Therefore, conversion of the central portion of the VCC planning area to a spineflower preserve would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce this impact, the land use conflict within the VCC planning area is a significant unavoidable impact of Alternative 5.

4.14.6.5.3 Secondary Impacts

RMDP Secondary Impacts. The infrastructure improvements that would be provided by the RMDP under Alternative 5, and the subsequent urban development that would be facilitated, would occur only on the Specific Plan site. None of the proposed infrastructure development, or any of the resulting urban development that would occur on the Specific Plan site, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Specific Plan area. Therefore, Alternative 5 would not result in secondary impacts under Significance Thresholds 1, or 3. The implementation of Alternative 5 would not provide employment opportunities previously planned for the VCC planning area, which would impede attainment of the Specific Plan objective of accommodating regional growth adjacent to major employment centers. Inconsistency with this objective has the potential to promote commercial growth in areas located beyond the Project boundary. Although additional commercial growth and associated environmental impacts may occur as a result of implementing Alternative 5, it is anticipated that any future growth that may occur would be consistent with applicable land use requirements and not result in a significant impact under Threshold 2.

SCP Secondary Impacts. The spineflower preserves that would be created under Alternative 5, and the subsequent urban development that would be facilitated on the Specific Plan site and the Entrada planning area, would be located within the boundary of the proposed Project area. Implementation of the SCP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundaries of the Specific Plan. Neither the spineflower preserves that would be established, nor any of the resulting

urban development that would be facilitated on the Specific Plan site or in the Entrada planning area, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Project area. Therefore, Alternative 5 would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

4.14.6.6 Impacts of Alternative 6 (Elimination of Planned Commerce Center Drive Bridge and Maximum Spineflower Expansion/Connectivity)

Alternative 6 would result in additional reductions in the infrastructure improvements included in the proposed RMDP, and increase the size of proposed spineflower preserves from 167.6 to 891.2 acres. Under this alternative, no additional development would be facilitated on the VCC planning area, and subsequent development on the Specific Plan site would be reduced. In total, Alternative 6 would facilitate the development of 20,212 residential dwelling units on the Specific Plan site and Entrada planning area, and approximately 5,784,000 square feet of nonresidential uses on the Specific Plan site and on a portion of the Entrada planning area. Additional information regarding this alternative is provided in EIS/EIR **Section 3.0**, Description of Alternatives.

4.14.6.6.1 Direct Impacts

RMDP Direct Impacts. Alternative 6 would result in the elimination of some of the RMDP infrastructure improvements proposed for the Specific Plan site. The infrastructure improvements provided by this alternative would not result in the division of the existing Val Verde community, would not conflict with policies or other requirements of the adopted Specific Plan, and would not conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, no land use impacts would result from the implementation of Alternative 6 under Significance Thresholds 1, 2, and 3, and no mitigation is required.

The potential for the implementation of the RMDP improvements to result in short-term, construction-related land use impacts to existing and future land uses located on and adjacent to the Project site is evaluated in this EIS/EIR in applicable sections, such as: **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise.

SCP Direct Impacts. The area devoted to spineflower preserves on the Specific Plan site under Alternative 6 would be increased by 724 acres when compared to the proposed Project. The land use effects of Alternative 6 related to the Specific Plan site would be the same as those described for the proposed Project because the SCP would not divide an existing community, conflict with the adopted Specific Plan, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, Alternative 6 would not result in land use impacts related to the Specific Plan under Significance Thresholds 1, 2, or 3.

The Entrada planning area is currently zoned for agricultural activities, and the applicant leases portions of the Entrada planning area for agricultural (grazing) uses. Establishment of the Entrada spineflower preserve would maintain the open space character of the preserve site, however, it would result in a land use impact under Significance Threshold 2 because agricultural activities on the preserve site would be

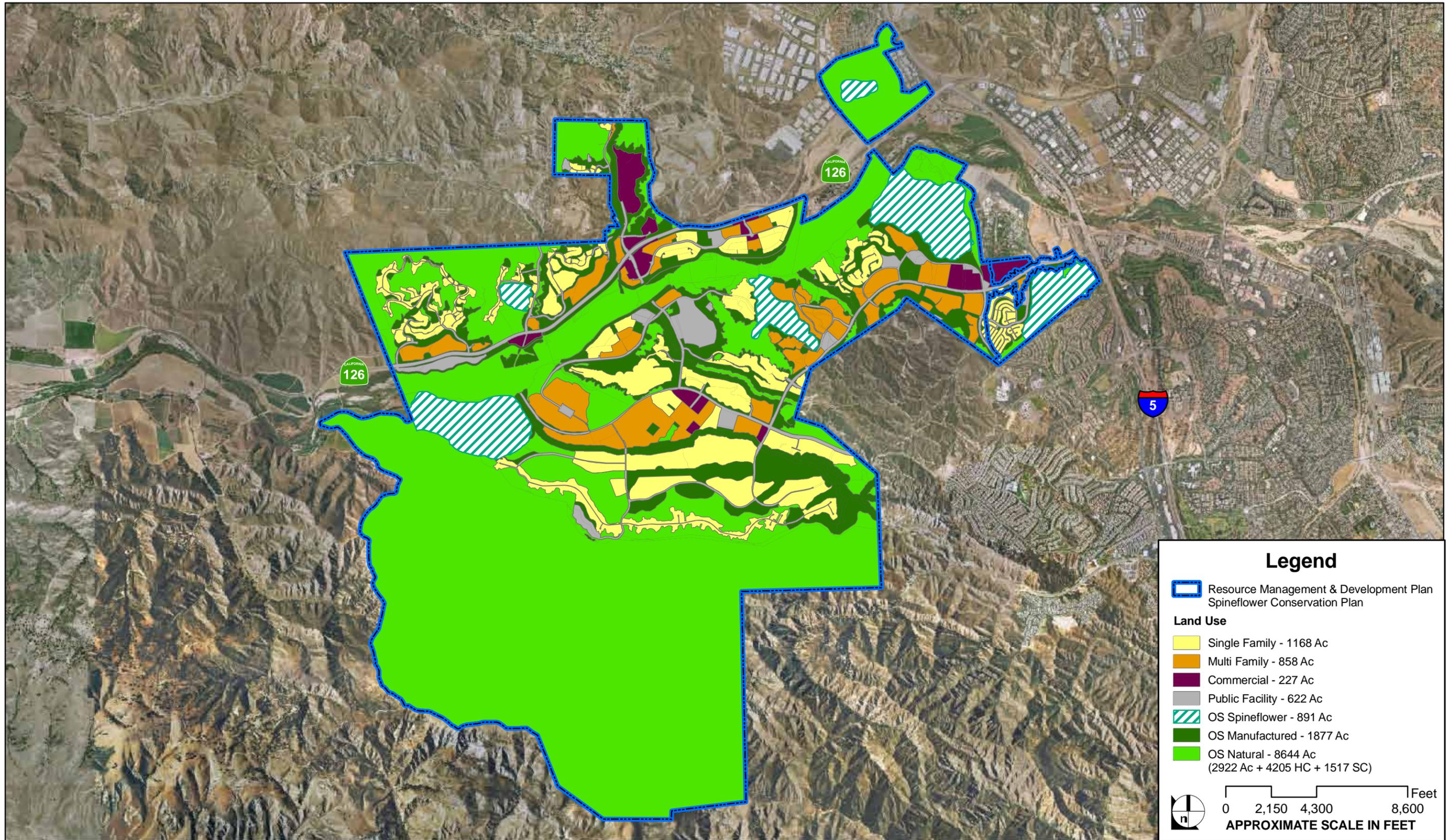
permanently prohibited. Therefore, the preserve would establish a land use that would conflict with the site's existing zoning and current cattle grazing use. Precluding future cattle grazing on the Entrada site also would change the existing environmental conditions. This conflict with the site's existing agricultural zoning is likely to be a temporary impact because development applications have been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zoning would change the existing agricultural zoning designations to urban and other zoning designations (such as "Open Space") that would allow for the establishment of the proposed spineflower preserve. However, if a change in zoning is not approved by Los Angeles County, the proposed preserve would result in a significant conflict with the site's existing agricultural zoning designation. This impact would continue until the site's zoning is changed to a designation that allows open space preserves or a similar type of use. This conflict is considered a significant unavoidable impact because it is beyond the control of the applicant to implement the zone change required to eliminate the existing zoning conflict.

Establishment of the Entrada preserve would not divide an existing community or conflict with an adopted habitat conservation plan and would not result in land use impacts under Significance Thresholds 1 or 3.

Alternative 6 would result in the creation of a 30.8-acre spineflower preserve within the VCC planning area. This preserve would occupy a substantial area in the center of the VCC planning area. This area is zoned for commercial uses and a development plan has been approved for build-out of the planning area. Establishment of the VCC preserve would preclude future commercial development on the VCC Planning area due to grading constraints. As a result, Alternative 6 would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce the conflict with the previously approved development plan for the VCC planning area, this impact is a significant unavoidable impact of Alternative 6.

4.14.6.2 Indirect Impacts

Implementation of the RMDP and SCP components of Alternative 6 would facilitate development of the previously approved Specific Plan, development on a portion of the proposed Entrada project site, and build-out of the remaining undeveloped portions of the previously approved VCC project. A summary of development that would be facilitated by Alternative 6 is provided on **Table 4.14-6**. **Figure 4.14-6** depicts the proposed RMDP/SCP Alternative 6 Land Use Plan..



SOURCE: HUNSAKER, PACE 2008

FIGURE 4.14-6
ALTERNATIVE 6
RMDP/SCP LAND USE PLAN

4.14 LAND USE

**Table 4.14-6
Development Facilitated by Alternative 6**

Land Use Category ¹	Acres	Res. ⁴ DU	Comm. ⁵ MSF ³	Percent Res. Reduction (DU)	Percent Comm. Reduction (MSF)	Total Res. Reduction (DU)	Total Comm. Reduction (MSF)
Specific Plan							
Single-Family Residential	1,269.2	8,698	-	4.22%	-	383	-
Multi-Family Residential	813.7	11,089	-	6.06%	-	715	-
Commercial	207.1	-	5.33	-	3.89%	-	0.216
Public Facilities ⁶	604.6	-	-	-	-	-	-
Open Space ⁷	10,756.1	-	-	-	-	-	-
Subtotal Specific Plan	13,650.8	19,787²	5.33	5.26%	3.89%	1,098	0.216
Total Specific Plan Reduction Compared to Proposed Project						1,098	0.216
Entrada Development							
Single-Family Residential	49.0	262	-	38.79%	-	166	-
Multi-Family Residential	1.4	163	-	87.43%	-	1,134	-
Commercial	29.4	-	0.45	-	0%	-	0
Public Facilities	28.1	-	-	-	-	-	-
Open Space	208.2	-	-	-	-	-	-
Subtotal Entrada	316.1	425	0.45	75.36%	0%	1,300	0
Total Entrada Reduction Compared to Proposed Project						1,300	0
Valencia Commerce Center							
Commercial	0	-	0	-	100%	-	1.10
Industrial Park	0	-	0	-	100%	-	2.30
Public Facilities	0	-	-	-	-	-	-
Open Space	321.3	-	-	-	-	-	-
Subtotal VCC	321.3	-	0	-	100%	-	-
Total VCC Reduction Compared to Proposed Project						-	3.40
Grand Total Project Reduction Compared to Proposed Project						2,398	3.616

Notes:

¹ In some instances, the land use categories for the Specific Plan, Entrada, and VCC have been consolidated to simplify presentation of the land use data.

² The total number of permitted residential dwelling units within the Specific Plan of 20,885 may increase by 423 second units with approval of a conditional use permit, which would increase the maximum total Specific Plan dwelling units to 21,308. (Specific Plan 2003, Table 2.3-3.)

³ MSF means million square feet. (rounded to nearest 1/100th)

⁴ Residential includes single-family (detached homes) and multi-family (condo/townhomes).

⁵ Commercial includes business park, office, retail, etc.

⁶ Public Facilities includes parks, schools, libraries, etc.

⁷ Open Space means natural (preserved) and manufactured open space, and includes the Specific Plan's High Country SMA/SEA 20, River Corridor SMA/SEA 23, Open Areas, spineflower preservations areas, and other specified open areas, primarily located within the Specific Plan's Estate Residential designation. Open Space does not include the Salt Creek area, adjacent to the Specific Plan boundary, comprised of about 1,517 acres. If the Salt Creek area is included, the total Open Space is approximately 10,756 acres (9,239 + 1,517 = 10,756).

Source: The Newhall Land and Farming Company, 2007.

RMDP Indirect Impacts. Alternative 6 would result in an incremental reduction in the proposed RMDP infrastructure on the Specific Plan site, and a corresponding reduction in Specific Plan-related development when compared to the proposed Project. The reduction in development area would occur primarily in the eastern portion of the Specific Plan site. Subsequent development facilitated by Alternative 6 would not divide the existing Val Verde community or conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, the Alternative 6 RMDP would not result in land use impacts under Significance Thresholds 1, and 3.

An objective of the approved Specific Plan is to establish a jobs/housing balance to minimize commute trips and associated environmental impacts. This objective is embodied in Land Use Planning Objective No. 2, which states: "avoid leapfrog development and accommodate projected regional growth in a location, which is adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers." To implement this objective, the Specific Plan includes a "Business Park" land use designation intended to "accommodate local and regional employment needs and enhance housing/employment balance." (*Newhall Ranch Specific Plan*, page 2-27.) The Specific Plan approved by Los Angeles County provides 248.6 acres of "Business Park" area, which is included in the 258.1 acres of "Commercial" land area within the Specific Plan. (See Alternative 2, **Table 4.14-2.**) Under Alternative 6, 226.8 acres of land area designated for "Commercial" uses would be provided on the Specific Plan site.

Another Project-related element that would contribute to implementation of the Specific Plan's local and regional jobs/housing balance objective is facilitated development in the VCC planning area and the employment opportunities it provided by that development. Under the proposed Project, build-out of the remaining 321 acres of the VCC would be facilitated by the proposed SCP. However, under Alternative 6, a spineflower preserve would be created on the VCC site and build-out of the VCC would no longer be feasible due to grading constraints. Without the additional employment opportunities provided by build-out of the VCC, the ability of the Specific Plan to provide new development near a major employment center would be substantially impaired and Alternative 6 would be inconsistent with the Specific Plan objective of providing a local and regional jobs/housing balance. To compensate for the employment opportunities displaced from the VCC under Alternative 6, major revisions to the Specific Plan Land Use Plan would be required to provide additional commercial land use area. An amendment to the Specific Plan to provide additional commercially-zoned area and associated employment opportunities could alleviate the conflict with Land Use Planning Objective No. 2. However, a Specific Plan amendment could result in additional environmental impacts, would require approval by the Los Angeles County Board of Supervisors, and is beyond the control of the Project applicant to implement. There are no other feasible measures that could be implemented by the Project applicant to address the jobs/housing balance land use objective inconsistency that would result from implementation of Alternative 6. Under Threshold 2, implementation of Alternative 6 would result in a significant and unavoidable Specific Plan land use policy conflict with Specific Plan Land Use Planning Objective No. 2.

SCP Indirect Impacts. Implementation of Alternative 6 would facilitate development of the Specific Plan site, however, Alternative 6 would result in a five percent reduction in previously approved residential development. The Specific Plan has received local land use approvals and was found to be consistent with applicable land use plans and policies. As described above, Alternative 6 would not be

consistent with an objective of the Specific Plan related to accommodating a jobs/housing balance, which would result in a significant and unavoidable land use impact under Significance Threshold 2.

The SCP component of Alternative 6 would result in the creation of a 150.5-acre spineflower preserve in the Entrada planning area. This preserve would facilitate future development within the Entrada planning area; however, this development would require prior approval of a tentative subdivision map and other land use entitlements. Therefore, any subsequent development that may occur in the Entrada planning area as a result of the implementation of the proposed SCP must first be found to be consistent with applicable plans, policies, and regulations. The Entrada planning area is currently vacant; therefore, the future development facilitated by the proposed SCP would not divide an existing community. No habitat conservation or natural community plans have been adopted for the Entrada planning area. Therefore, Alternative 6 would not result in indirect land use impacts under Significance Thresholds 1, 2, or 3.

Alternative 6 would result in the creation of a 30.8-acre spineflower preserve within the VCC planning area. Establishment of the VCC preserve would preclude grading activities necessary to build-out the remaining portions of the VCC planning area. As a result, completion of the previously approved commercial development within the VCC planning area could not occur under Alternative 6. Therefore, conversion of the central portion of the VCC planning area to a spineflower preserve would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce this impact, the land use conflict within the VCC planning area is a significant unavoidable impact of Alternative 6.

4.14.6.3 Secondary Impacts

RMDP Secondary Impacts. The infrastructure improvements that would be provided by the RMDP under Alternative 6, and the subsequent urban development that would be facilitated, would occur only on the Specific Plan site. None of the proposed infrastructure development, or any of the resulting urban development that would occur on the Specific Plan site, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Specific Plan area. Therefore, Alternative 6 would not result in secondary impacts under Significance Thresholds 1, or 3. The implementation of Alternative 6 would not provide employment opportunities previously planned for the VCC planning area, which would impede attainment of the Specific Plan objective of accommodating regional growth adjacent to major employment centers. Inconsistency with this objective has the potential to promote commercial growth in areas located beyond the Project boundary. Although additional commercial growth and associated environmental impacts may occur as a result of implementing Alternative 6, it is anticipated that any future growth that may occur would be consistent with applicable land use requirements and not result in a significant impact under Threshold 2.

SCP Secondary Impacts. The spineflower preserves that would be created under Alternative 6, and the subsequent urban development that would be facilitated on the Specific Plan site and the Entrada planning area, would be located within the boundaries of the proposed Project area. Implementation of the SCP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundary of the Specific Plan. Neither the spineflower preserves that would be established, nor any of the resulting

urban development that would be facilitated on the Specific Plan site or in the Entrada planning area, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Project area. Therefore, Alternative 6 would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

4.14.6.7 Impacts of Alternative 7 (Avoidance of 100-Year Floodplain, Elimination of Two Planned Bridges, and Avoidance of Spineflower)

Alternative 7 would result in a substantial reduction in the infrastructure improvements provided by the proposed RMDP when compared to the proposed Project, and increase the size of proposed spineflower preserves from 167.6 to 660.6 acres. Under this alternative, no additional development would be facilitated on the VCC planning area, and subsequent development on the Specific Plan site would be reduced. In total, Alternative 7 would facilitate the development of 17,323 residential dwelling units on the Specific Plan site and Entrada planning area, and approximately 3,815,000 square feet of nonresidential uses on the Specific Plan site and on a portion of the Entrada planning area. Additional information regarding this alternative is provided in EIS/EIR **Section 3.0**, Description of Alternatives.

4.14.6.7.1 Direct Impacts

RMDP Direct Impacts. Alternative 7 would result in the elimination of some of the RMDP infrastructure proposed for the Specific Plan site. The RMDP infrastructure provided by this alternative would not result in the division of the existing Val Verde community, would not conflict with policies or other requirements of the adopted Specific Plan, and would not conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, no land use impacts would result from the implementation of Alternative 7 under Significance Thresholds 1, 2, and 3, and no mitigation is required.

The potential for implementation of the RMDP improvements to result in short-term, construction-related land use impacts to existing and future land uses located on and adjacent to the Project site is evaluated in this EIS/EIR in applicable sections, such as: **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise.

SCP Direct Impacts. The area devoted to spineflower preserves on the Specific Plan site under Alternative 7 would be increased by 493 acres when compared to the proposed Project. The land use effects of Alternative 7 related to the Specific Plan site would be the same as those described for the proposed Project because the SCP would not divide the existing Val Verde community, conflict with the adopted Specific Plan, or conflict with a habitat conservation plan or natural community conservation plan. Therefore, Alternative 7 would not result in land impacts related to the Specific Plan under Significance Thresholds 1, 2, or 3.

The Entrada planning area is currently zoned for agricultural activities, and the applicant leases portions of the Entrada planning area for agricultural (grazing) uses. Establishment of the Entrada spineflower preserve would maintain the open space character of the preserve site, however, it would result in a land use impact under Significance Threshold 2 because agricultural activities on the preserve site would be

permanently prohibited. Therefore, the preserve would establish a land use that would conflict with the site's existing zoning and current cattle grazing use. Precluding future cattle grazing on the Entrada site also would change the existing environmental conditions. This conflict with the site's existing agricultural zoning is likely to be a temporary impact because development applications have been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zoning would change the existing agricultural zoning designations to urban and other zoning designations (such as "Open Space") that would allow for the establishment of the proposed spineflower preserve. However, if a change in zoning is not approved by Los Angeles County, the proposed preserve would result in a significant conflict with the site's existing agricultural zoning designation. This impact would continue until the site's zoning is changed to a designation that allows open space preserves or a similar type of use. This conflict is considered a significant unavoidable impact because it is beyond the control of the applicant to implement the zone change required to eliminate the existing zoning conflict.

Establishment of the Entrada spineflower preserve would not divide an existing community or conflict with an adopted habitat conservation plan and would not result in land use impacts under Significance Thresholds 1 or 3.

Alternative 7 would result in the creation of a 37.6-acre spineflower preserve within the VCC planning area. This preserve would occupy a substantial area in the center of the VCC planning area. This area is zoned for commercial uses and a development plan has been approved for build-out of the planning area. Establishment of the VCC preserve would preclude future commercial development on the VCC planning area due to grading constraints. As a result, Alternative 7 would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce the conflict with the previously approved development plan for the VCC planning area, this impact is a significant unavoidable impact of Alternative 7.

4.14.6.7.2 Indirect Impacts

Implementation of the RMDP and SCP components of Alternative 7 would facilitate development of the previously approved Specific Plan, development on a portion of the proposed Entrada project site, and build-out of the remaining undeveloped portions of the previously approved VCC project. A summary of development that would be facilitated by Alternative 7 is provided on **Table 4.14-7**. **Figure 4.14-7** depicts the proposed RMDP/SCP Alternative 7 Land Use Plan.

4.14 LAND USE

**Table 4.14-7
Development Facilitated by Alternative 7**

Land Use Category ¹	Acres	Res. ⁴ DU	Comm. ⁵ MSF ³	Percent Res. Reduction (DU)	Percent Comm. Reduction (MSF)	Total Res. Reduction (DU)	Total Comm. Reduction (MSF)
Specific Plan							
Single-Family Residential	897.3	7,280	-	19.83%	-	1,801	-
Multi-Family Residential	633.0	9,191	-	22.14%	-	2,613	-
Commercial	124.8	-	3,764	-	32.18%	-	1,786
Public Facilities ⁶	549.2	-	-	-	-	-	-
Open Space ⁷	11,446.4	-	-	-	-	-	-
Subtotal Specific Plan	13,650.7	16,471²	3,764	21.13%	32.18%	4,414	1,786
Total Specific Plan Reduction Compared to Proposed Project						4,414	1,79
Entrada Development							
Single-Family Residential	56.8	428	-	0%	-	0	-
Multi-Family Residential	0.9	424	-	67.31%	-	873	-
Commercial	16.1	-	0.051	-	88.67%	-	0.399
Public Facilities	40.0	-	-	-	-	-	-
Open Space	202.2	-	-	-	-	-	-
Subtotal Entrada	316.1	852	0.051	50.61%	88.67%	873	0.399
Total Entrada Reduction Compared to Proposed Project						873	0.399
Valencia Commerce Center							
Commercial	0	-	0	-	100%	-	1.10
Industrial Park	0	-	0	-	100%	-	2.30
Public Facilities	0	-	-	-	-	-	-
Open Space	321.3	-	-	-	-	-	-
Subtotal VCC	321.3	-	0	-	100%	-	3.40
Total VCC Reduction Compared to Proposed Project						-	3.40
Grand Total Project Reduction Compared to Proposed Project						5,287	5.585

Notes:

¹ In some instances, the land use categories for the Specific Plan, Entrada, and VCC have been consolidated to simplify presentation of the land use data.

² The total number of permitted residential dwelling units within the Specific Plan of 20,885 may increase by 423 second units with approval of a conditional use permit, which would increase the maximum total Specific Plan dwelling units to 21,308. (Specific Plan 2003, Table 2.3-3.)

³ MSF means million square feet. (rounded to nearest 1/100th)

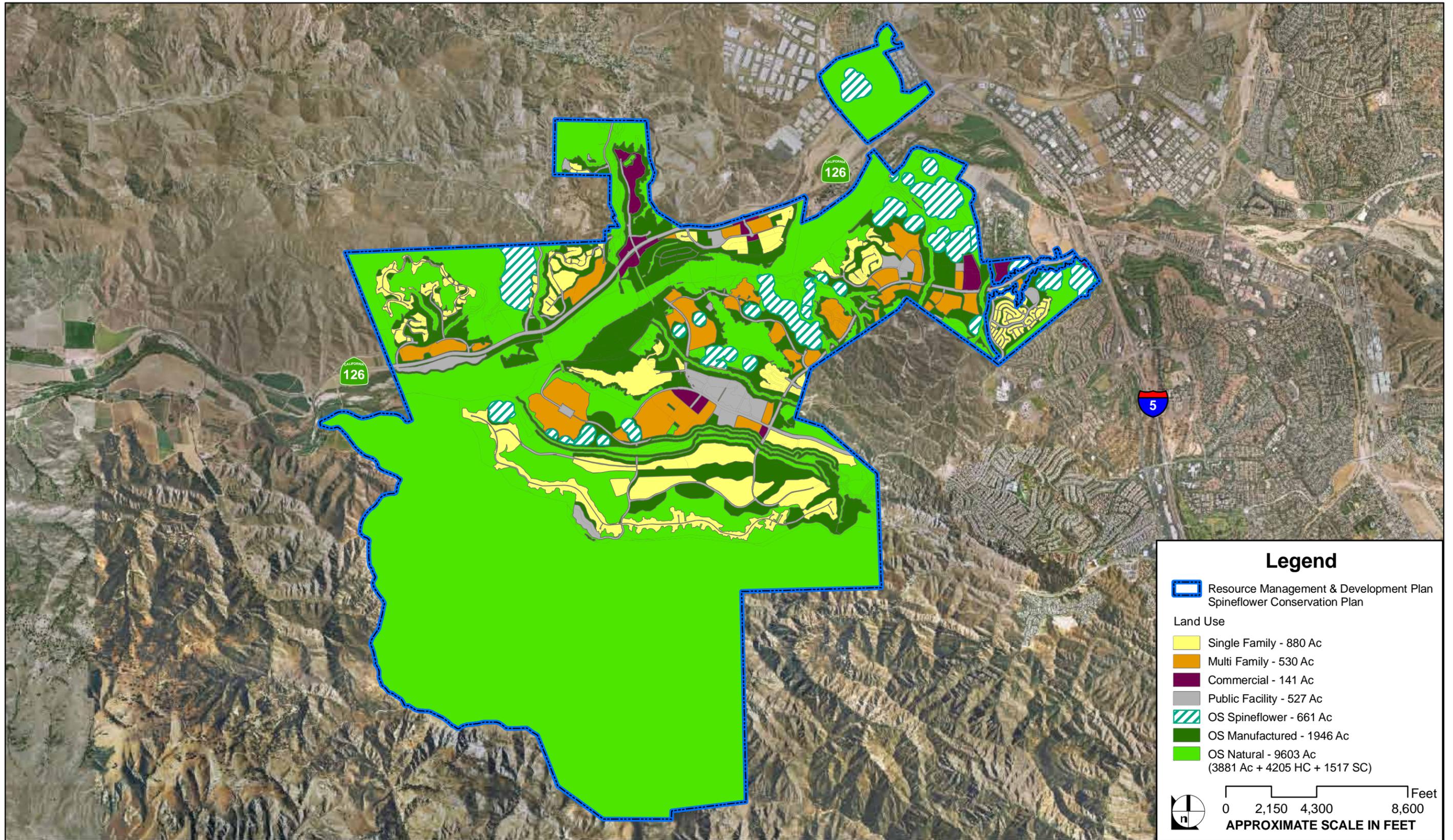
⁴ Residential includes single-family (detached homes) and multi-family (condo/townhomes).

⁵ Commercial includes business park, office, retail, etc.

⁶ Public Facilities includes parks, schools, libraries, etc.

⁷ Open Space means natural (preserved) and manufactured open space, and includes the Specific Plan's High Country SMA/SEA 20, River Corridor SMA/SEA 23, Open Areas, spineflower preservations areas, and other specified open areas, primarily located within the Specific Plan's Estate Residential designation. Open Space does not include the Salt Creek area, adjacent to the Specific Plan boundary, comprised of about 1,517 acres. If the Salt Creek area is included, the total Open Space is approximately 11,446 acres (9,929 + 1,517 = 11,446).

Source: The Newhall Land and Farming Company, 2007.



SOURCE: HUNSAKER, PACE 2008

Legend

Resource Management & Development Plan
Spineflower Conservation Plan

Land Use

- Single Family - 880 Ac
- Multi Family - 530 Ac
- Commercial - 141 Ac
- Public Facility - 527 Ac
- OS Spineflower - 661 Ac
- OS Manufactured - 1946 Ac
- OS Natural - 9603 Ac
(3881 Ac + 4205 HC + 1517 SC)

Feet
0 2,150 4,300 8,600
APPROXIMATE SCALE IN FEET

FIGURE 4.14-7
ALTERNATIVE 7
RMDP/SCP LAND USE PLAN

RMDP Indirect Impacts. Alternative 7 would result in a substantial reduction in development on the Specific Plan site when compared to the proposed Project. The reductions in buildable space would be scattered throughout the Specific Plan site and not concentrated in a single location. However, subsequent development facilitated by Alternative 7 would not divide the Val Verde community or conflict with an adopted habitat conservation plan or natural community conservation plan. Therefore, Alternative 7 would not result in land use impacts under Significance Thresholds 1 and 3.

Under Alternative 7, 16,471 residential units would be developed on the Specific Plan site, which would be a 21 percent reduction in units when compared to the approved Specific Plan and the proposed Project. This reduction is due to Alternative 7's call for avoidance of development within the 100-year floodplain, elimination of two planned bridges, which would impact the approved Specific Plan circulation and land use patterns, and avoidance of impacts to the spineflower within the Specific Plan site; and, thus, implementation of Alternative 7 may require an amendment to the Specific Plan. A determination regarding the need for a Specific Plan amendment to implement this alternative would be made by Los Angeles County.

In addition, an objective of the approved Specific Plan is to establish a jobs/housing balance to minimize commute trips and associated environmental impacts. This objective is embodied in Land Use Planning Objective No. 2, which states: "avoid leapfrog development and accommodate projected regional growth in a location, which is adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers." To implement this objective, the Specific Plan includes a "Business Park" land use designation intended to "accommodate local and regional employment needs and enhance housing/employment balance." (*Newhall Ranch Specific Plan*, page 2-27.) The Specific Plan approved by Los Angeles County provides 248.6 acres of "Business Park" area, which is included in the 258.1 acres of "Commercial" land area within the Specific Plan. (See Alternative 2, **Table 4.14-2.**) Under Alternative 7, 124.8 acres of land area designated for "Commercial" uses would be provided on the Specific Plan site.

Another Project-related element that would contribute to implementation of the Specific Plan's local and regional jobs/housing balance objective is facilitated development in the VCC planning area and the employment opportunities provided by that development. Under the proposed Project, build-out of the remaining 321 acres of the VCC would be facilitated by the proposed SCP. However, under Alternative 7, a spineflower preserve would be created on the VCC site and build-out of the VCC would no longer be feasible due to grading constraints. Without the additional employment opportunities provided by build-out of the VCC, the ability of the Specific Plan to provide new development near a major employment center would be substantially impaired, and Alternative 7 would be inconsistent with the Specific Plan objective of providing a local and regional jobs/housing balance. To compensate for the employment opportunities displaced from the VCC under Alternative 7, major revisions to the Specific Plan Land Use Plan would be required to provide additional commercial land use area. An amendment to the Specific Plan to provide additional commercially-zoned area and associated employment opportunities could alleviate the conflict with Land Use Planning Objective No. 2. However, a Specific Plan amendment could result in additional environmental impacts, would require approval by the Los Angeles County Board of Supervisors, and is beyond the control of the applicant to implement. There are no other feasible measures that could be implemented by the applicant to address the jobs/housing balance land

use objective inconsistency that would result from implementation of Alternative 7. Under Threshold 2, implementation of Alternative 7 would result in a significant and unavoidable Specific Plan land use policy conflict with Specific Plan Land Use Planning Objective No. 2.

SCP Indirect Impacts. Implementation of Alternative 7 would facilitate development of the Specific Plan site, however, Alternative 7 would reduce previously approved residential development on the Specific Plan site by 21 percent when compared to the proposed Project. The Specific Plan has received local land use approvals and was found to be consistent with applicable land use plans and policies. As described above, Alternative 7 would not be consistent with an objective of the Specific Plan related to accommodating a jobs/housing balance, which would result in a significant and unavoidable land use impact under Significance Threshold 2. In addition, if implemented, Alternative 7 may require an amendment to the Specific Plan because the alternative calls for avoidance of development within the 100-year floodplain, elimination of two planned bridges, which would impact the approved Specific Plan circulation and land use patterns, and avoidance of impacts to the spineflower within the Specific Plan site. If a Specific Plan amendment were required to implement Alternative 7, then Los Angeles County would need to approve such an amendment, which is outside the control of the applicant. Therefore, Alternative 7 has the potential to result in a significant and unavoidable conflict with the land use requirements of the approved Specific Plan.

The SCP component of Alternative 7 would result in the creation of a 66.0-acre spineflower preserve in the Entrada planning area. The preserve area would facilitate future development within the Entrada planning area; however, this development would require prior approval of a tentative subdivision map and other land use entitlements. Therefore, any subsequent development that may occur in the Entrada planning area as a result of the implementation of the SCP must first be found to be consistent with applicable plans, policies, and regulations. The Entrada planning area is currently vacant; therefore, the future development facilitated by the proposed SCP would not divide an existing community. No habitat conservation or natural community plans have been adopted for the Entrada planning area. Therefore, Alternative 7 would not result in indirect land use impacts under Significance Thresholds 1, 2, or 3.

Alternative 7 would result in the creation of a 37.6-acre spineflower preserve within the VCC planning area. Establishment of the VCC preserve would preclude grading activities necessary to build-out the remaining portions of the VCC planning area. As a result, completion of the previously approved commercial development within the VCC planning area could not occur under Alternative 7. Therefore, conversion of the central portion of the VCC planning area to a spineflower preserve would conflict with the previously approved development plans for the VCC and the existing commercial zoning of the VCC planning area. This conflict would be a significant land use impact under Significance Threshold 2. As no feasible mitigation measures exist to reduce this impact, the land use conflict within the VCC planning area is a significant unavoidable impact of Alternative 7.

4.14.6.7.3 Secondary Impacts

RMDP Secondary Impacts. The infrastructure improvements that would be provided by the RMDP under Alternative 7, and the subsequent urban development that would be facilitated, would occur only on the Specific Plan site. Neither of the proposed infrastructure development nor the resulting urban development that would occur on the Specific Plan site would physically divide the Val Verde

community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Specific Plan area. Therefore, Alternative 7 would not result in secondary impacts under Significance Thresholds 1 or 3. The implementation of Alternative 7 would not provide employment opportunities previously planned for the VCC planning area, which would impede attainment of the Specific Plan objective of accommodating regional growth adjacent to major employment centers. Inconsistency with this objective has the potential to promote commercial growth in areas located beyond the Specific Plan boundary. Alternative 7 would also result in a substantial reduction in the number of planned residential units on the Specific Plan site, which could promote residential development in areas located beyond the boundary of the Specific Plan. Although additional commercial and residential development and associated environmental impacts may occur as a result of implementing Alternative 7, it is anticipated that any future growth that may occur would be consistent with applicable land use requirements and not result in a significant impact under Threshold 2.

SCP Secondary Impacts. The spineflower preserves that would be created under Alternative 7, and the subsequent urban development that would be facilitated on the Specific Plan site and the Entrada planning area, would be located within the boundaries of the proposed Project area. Implementation of the SCP would not conflict with plans, policies, or regulations that pertain to areas located beyond the boundaries of the Specific Plan. Neither the spineflower preserves that would be established, nor any of the resulting urban development that would be facilitated on the Specific Plan site or in the Entrada planning area, would physically divide the Val Verde community, which is the residential community located closest to the Specific Plan site. There are no habitat conservation or natural community plans that have been adopted for resources located in the Project area. Therefore, Alternative 7 would not result in secondary impacts under Significance Thresholds 1, 2, or 3.

4.14.6.8 Impact Summary

The direct, indirect, and secondary land use impacts of the proposed Project and alternatives cannot be combined in an additive manner to evaluate the sum of the Project's potential impacts; therefore, an evaluation of potential aggregate impacts is not applicable to the Land Use section. For comparison purposes, land use development statistics associated with each of the Project alternatives are summarized on **Table 4.14-8**.

**Table 4.14-8
Comparison of Project Alternatives**

Specific Plan Components					
Alternative	Residential Units	Industrial Park (MSF)	Commercial (MSF)	Public Facilities (acres)	Open Space (acres)
Alternative 1	0	0	0	0	0
Alternative 2	20,885	0	5.55	643	10,200
Alternative 3	20,433	0	5.48	636	10,463
Alternative 4	20,721	0	5.48	644	10,451
Alternative 5	20,196	0	5.42	641	10,538
Alternative 6	19,787	0	5.33	605	10,756
Alternative 7	16,471	0	3.76	549	11,446
SCP Planning Area Components (includes Specific Plan, VCC and Entrada)					
Alternative 1	0	0	0	0	0
Alternative 2	22,610	2.542	9.40	697	10,473
Alternative 3	21,558	2.542	9.33	686	10,783
Alternative 4	21,846	0	5.93	680	10,948
Alternative 5	21,155	0	5.87	672	11,041
Alternative 6	20,212	0	5.78	633	11,286
Alternative 7	17,323	0	3.82	589	11,970

MSF = million square feet (rounded to nearest 1/100th)

4.14.7 MITIGATION MEASURES

4.14.7.1 Mitigation Measures Already Required by the Adopted Specific Plan and VCC Project Approvals

Los Angeles County has not previously imposed mitigation measures to minimize land use impacts as part of its adoption of the Specific Plan and WRP, as both projects were found to be consistent with applicable land use plans. In addition, the County did not impose land use-related mitigation measures as part of its approval of the VCC project. The County has not yet prepared a draft EIR for the proposed development within the portion of the Entrada planning area that would be facilitated by approval of the SCP component of the proposed Project. As a result, there are no previously adopted mitigation measures for the Entrada planning area.

4.14.7.2 Additional Mitigation Measures Proposed by this EIS/EIR

The proposed Project (Alternative 2) and Alternatives 3 through 7 would result in the establishment of a spineflower preserve on the Entrada planning area, which is zoned for agricultural activities. Establishment of the Entrada spineflower preserve would result in a significant land use impact under

Significance Threshold 2 because the preserve would permanently prohibit agricultural activities on an area zoned for agricultural use. This impact would likely be temporary because an application has been filed with Los Angeles County to change the zoning of the Entrada planning area. The proposed zone change would eliminate the existing agricultural zoning designation on the preserve site and replace it with an "Open Space" or similar designation, which would be consistent with the establishment of the proposed spineflower preserve. A mitigation measure to avoid the zoning conflict with the existing agricultural zoning by not establishing the Entrada spineflower preserve until the County approves a zone change for the preserve site is not an appropriate measure because if the zone change is not approved the preserve could not be established, which would be inconsistent with the resource protection objectives of the proposed Project. The applicant has already requested the approval of a zone change to eliminate the zoning conflict. However, approval of the requested zone change is beyond the control of the applicant. If the zone change for the preserve site is not approved, the zoning conflict between the proposed preserve and the site's existing agricultural zoning would not be reduced to a less-than-significant level.

Project Alternatives 4 through 7 would result in the creation of a spineflower preserve in the VCC planning area. The creation of this spineflower preserve would conflict with the previously approved land use plan and zoning of the VCC project site. Establishment of the preserve also would result in a significant conflict related to build-out of the previously approved VCC project because the creation of a spineflower preserve would permanently preclude future development within the preserve area and throughout the remainder of the VCC planning area due to grading constraints. No feasible mitigation measures are available to eliminate or reduce this impact.

Project Alternatives 4 through 7 would preclude build-out of the VCC and eliminate job opportunities provided by that development, resulting in a conflict with the Specific Plan objective of providing a local and regional jobs/housing balance. Revisions to the approved Specific Plan Land Use Plan to provide additional commercial land use area could alleviate this conflict, however, a Specific Plan amendment would require approval by the Los Angeles County Board of Supervisors and is beyond the control of the applicant to implement. There are no other feasible measures that could be implemented by the applicant to address the jobs/housing balance land use objective inconsistency that would result from the implementation of Alternatives 4 through 7.

The potential for the proposed Project to result in temporary construction-related impacts to land uses on and adjacent to the Project site is provided in other sections of this EIS/EIR, such as **Section 4.4**, Water Quality; **Section 4.7**, Air Quality; **Section 4.8**, Traffic; and **Section 4.9**, Noise. The evaluation of potential construction-related traffic impacts determined that due to the short-term nature of the construction traffic, potential impacts would not be significant and no mitigation measures are required. Mitigation measures to address other short-term construction-related land use conflicts/environmental impacts are included in this EIS/EIR. These measures include:

Section 4.4, Water Quality: Short-term construction-related impacts to water quality would be reduced to a less-than-significant level with the implementation of construction site best management practices identified in a Storm Water Pollution Prevention Plan. No additional mitigation measures would be required.

Section 4.7, Air Quality: Mitigation Measures AQ-1 CMM through AQ-12 CMM, as provided in **Subsection 4.7.10**, would reduce construction-related emissions to some extent. However, it is not expected that feasible mitigation exists that would reduce construction emissions to a sufficient degree that the construction-related emissions would be below the SCAQMD's emission-based thresholds of significance. In addition, implementation of the construction emission mitigation measures would not be likely to reduce the impacts relative to the localized significance thresholds and cancer risk threshold to less-than-significant levels. Therefore, construction-related emissions for the proposed Project or its alternatives would be considered significant and unavoidable.

Section 4.9, Noise: Mitigation Measures NOI-1 through NOI-5, as provided in **Subsection 4.9.8.1**, require construction activities to comply with applicable Los Angeles County regulations; establishes time limits for construction operations; specifies measures to be implemented when construction activities occur adjacent to residential areas; and encourages the use of cast-in-drilled-hole piles rather than pile driving.

4.14.8 SUMMARY OF SIGNIFICANCE FINDINGS

Table 4.14-9 presents a summary of the significance criteria relating to each of the Project alternatives, and the reduced level of impact that would be achieved for each alternative by applying mitigation, if applicable.

Significance Criteria	Applicable Mitigation Measures	Planning Area	Impact of Alternatives - Pre/Post-Mitigation							
			Alt 1	Alt 2	Alt 3	Alt 4	Alt 5	Alt 6	Alt 7	
Project would physically divide an established community.	None Required	NRSP	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS
		VCC	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS
		Entrada	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS
Project would conflict with any applicable land use plan, policy, or regulation, etc.	None Feasible	NRSP	SI/SU	NS/NS	NS/NS	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
		VCC	SI/SU	NS/NS	NS/NS	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
		Entrada	NS/NS	SI/SU						
Project would conflict with any applicable habitat conservation plan or natural community conservation plan.	None Required	NRSP	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS
		VCC	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS
		Entrada	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS	NS/NS

SU = Significant unavoidable impact
 SI = Significant impact
 NS = Not significant or adverse. No mitigation required.

4.14.9 SIGNIFICANT UNAVOIDABLE IMPACTS

As shown in **Table 4.14-9**, the proposed Project and the "build" alternatives would result in a significant direct land use impact in the Entrada planning area due to an existing agricultural zoning conflict. This conflict would occur because the Entrada spineflower preserve would preclude both current cattle grazing operations and future agricultural operations in an area zoned for agriculture. This conflict would continue until such time as the agricultural zoning designation of the Entrada preserve site is changed, as proposed by the applicant's submittal of a development application for a portion of the Entrada planning area to Los Angeles County. However, at this time, this impact is considered significant and unavoidable because it is beyond the control of the applicant to implement the zone change required to eliminate the zoning conflict.

Alternatives 4, 5, 6, and 7 would result in significant unavoidable impacts in the VCC planning area because the spineflower preserve proposed under those alternatives would cause the VCC planning area to be unusable for its zoned commercial purpose, which could displace commercial uses to other areas, potentially causing environmental impacts in areas not as well suited for commercial development. The precise areas to where those commercial uses would be displaced cannot be identified at this time as that would be speculative. The inability to complete construction of the VCC also would eliminate job opportunities and result in a significant and unavoidable conflict with Specific Plan Land Use Planning Objective No. 2, which is intended to promote Specific Plan development adjacent to existing and planned employment centers, and to assist in satisfying a jobs/housing balance in the Santa Clarita Valley. In addition, Alternative 7 has the potential to result in a significant and unavoidable conflict with the land uses under the approved Specific Plan, with implementation of the avoidance of development within the 100-year floodplain, elimination of two planned bridges, which would impact the approved Specific Plan circulation and land use patterns, and avoidance of impacts to the spineflower within the Specific Plan site.