

2.0 PROJECT MODIFICATIONS

Following circulation of the proposed Vista Canyon Specific Plan and Draft Environmental Impact Report (EIR) for public review and comment, and during the course of four public hearings (October 19, November 2, December 21, 2010, and February 15, 2011) held by the City of Santa Clarita Planning Commission, the proposed Vista Canyon project was modified in response to comments from the Planning Commission, City staff, governmental agencies and the public. More specifically, on December 21, 2010, the Planning Commission directed that the following modifications be made to the proposed project:

1. Elimination of 26 single-family lots located in Planning Area (PA)-3 and adjacent to the existing La Veda neighborhood. Elimination of these lots increases the size of the proposed Oak Park to over 10 acres, allows for the preservation of one additional heritage oak tree, and facilitates the preservation and enhancement of a north/south animal movement corridor from the Santa Clara River through the project site to undeveloped land to the south.
2. Selection of the "Roundabout" (Intersection Design Option 3) at the Lost Canyon Road/Sand Canyon Road intersection.
3. Removal of Sand Canyon community properties located south of Placerita Canyon Road from the Ancillary Annexation Area (AAA), with the exception of the City's Walker Ranch Open Space property.
4. Preparation of an animal movement corridor plan by a qualified biologist that addresses corridor design, specifications for an undercrossing at Lost Canyon Road, and plant materials for the corridor (Condition No. PC3).
5. Construction of an 8-foot-tall wall/berm in locations along the southerly Metrolink right-of-way adjacent to the proposed transit station in order to reduce train-related noise to off-site properties (Condition No. PC4).
6. Minimization of potential dust and vibration impacts associated with project-related construction to the existing La Veda neighborhood (Condition Nos. PC1 and 2).
7. Funding of a crossing guard, for a temporary period, after the completion of the intersection improvements at Lost Canyon Road/Sand Canyon Road (Condition No. PC6).

As a result of these modifications, the proposed project would develop the 185-acre site with 1,091 dwelling units (70 single-family detached, 1,021 multi-family attached), 646,000 square feet of commercial office, 164,000 square feet of retail, a 200-room hotel, and related infrastructure improvements and amenities (e.g., roadways; water reclamation plant; parks and trails). A residential overlay also would permit the conversion of up to 250,000 square feet of commercial office area to 233 additional multi-family attached dwelling units within PA-2, thereby permitting development of the project site with up to 1,324 dwelling units and 700,000 square feet of commercial area. In addition, the overall size of the AAA has been reduced from 3,065 acres to 2,257 acres, which is attributable to the reduction in annexation acreage from within the Sand Canyon community (from 1,723 acres to 915 acres).

A statistical summary for the modified Vista Canyon project is presented below, and illustrates the changes relative to the originally proposed project (deletions are shown in ~~strikeout~~ and additions in underline):

The proposed project, as modified by the below enumerated revisions, reduces the original project's potential environmental impacts (due to the overall development of the site with less intensive/dense land uses), does not increase the level of any previously identified impacts, and creates no new significant impacts. The City also has determined that, based on the entire record, the modified proposed project will not change the Draft EIR's conclusions regarding potential impacts and the significance of potential impacts, and that the modified project will have, in general, the same environmental impacts, and the same level of impacts, as those identified in the Draft EIR.

**Vista Canyon Statistical Summary
By Planning Area**

Planning Areas	Land Use Designation ¹	Use Type	Acres (gross)	Dwelling Units	Square Footage		
					Retail	Office	Hotel
PA-1	R	Attached Residential, Private Recreation Areas	11	600	--	--	--
	O	Water Reclamation Plant	1	--	--	--	--
PA-2	MU	Offices, Retail, Hotel, ² Theater, Parking Structures (including Metrolink Parking), Residential, Private Recreation Areas	27.5	220	158,000	596,000	140,000
	O	Community Garden, Town Green, Bus Transfer Station	2.5	--	--	--	--
PA-3	R	Attached and Detached Residential, Private Recreation Area	39 <u>36</u>	297 <u>271</u>	--	--	--
	O	Oak Park	7 <u>10</u>	--	--	--	--
PA-4	MU	Retail, Offices, River Education Center	12.8	--	6,000	50,000	
Other Areas							
River Corridor	OS	River	74.5	--	--	--	--
Public Streets	O	Streets	10	--	--	--	--
TOTAL			185.3	1,117 <u>1,091</u>	164,000	646,000	140,000
(Total with Overlay)³				1,350 <u>1,324</u>	164,000	396,000	140,000

Notes:

¹ R = Residential; MU = Mixed Use; OS = Open Space; and O = Other. OS includes the Santa Clara River Corridor, including buried bank stabilization areas.

² PA-2 includes a four-story hotel with 200 rooms on Lots 23 and 24, as shown on Tentative Tract Map No. 69164.

³ The Specific Plan allows a residential overlay over MU within PA-2, Lots 32-35. This overlay allows for the conversion of up to 250,000 square feet of commercial/office uses to a maximum of 233 attached residential units. If the conversion is implemented under the Specific Plan, the allowable development under the Specific Plan will be a maximum of 1,324 residential units and 700,000 square feet of commercial/office uses.

Source: Tentative Tract Map No. 69164