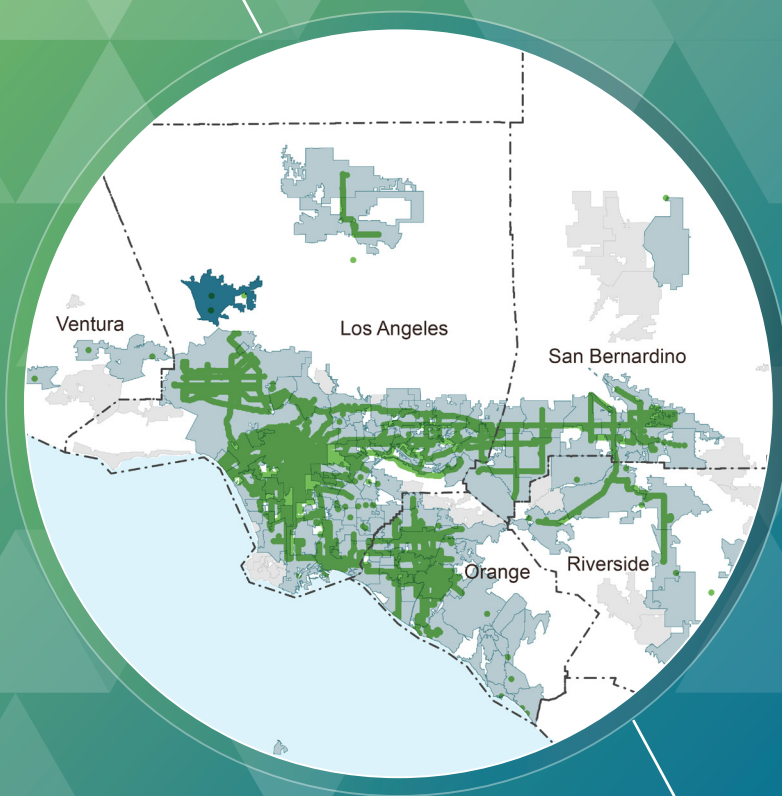


# Appendix

A - Existing Conditions Inventory

B - HQTA Toolkit

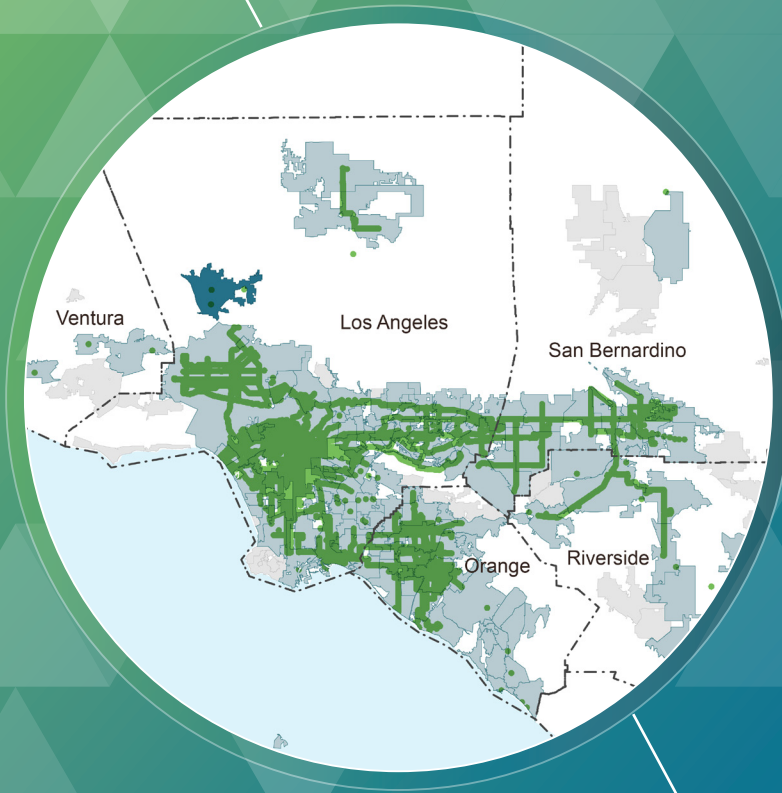


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# Appendix A

## Existing Conditions

### Inventory





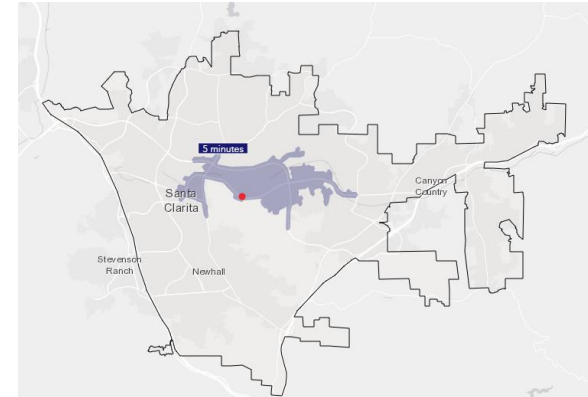
# Introduction

## EXISTING CONDITIONS INVENTORY

### SANTA CLARITA – MetroLink Station

#### THE STUDY AREA

- The Study Area includes a **five-minute drivetime from the Santa Clarita MetroLink station**, which includes the 35-acre Saugus Speedway Pilot Project site and:
  - Walmart Supercenter-anchored shopping center to the west;
  - Westfield Valencia Town Center to the east;
  - planned communities primarily across the Santa Clara River floodplain;
  - light industrial and R+D spaces along the Reuther Ave, Centre Pointe Parkway, and north of the Soledad Canyon road; and
  - Santa Clarita Aquatics Center along Golden Valley road.



City of Santa Clarita

Source: ESRI

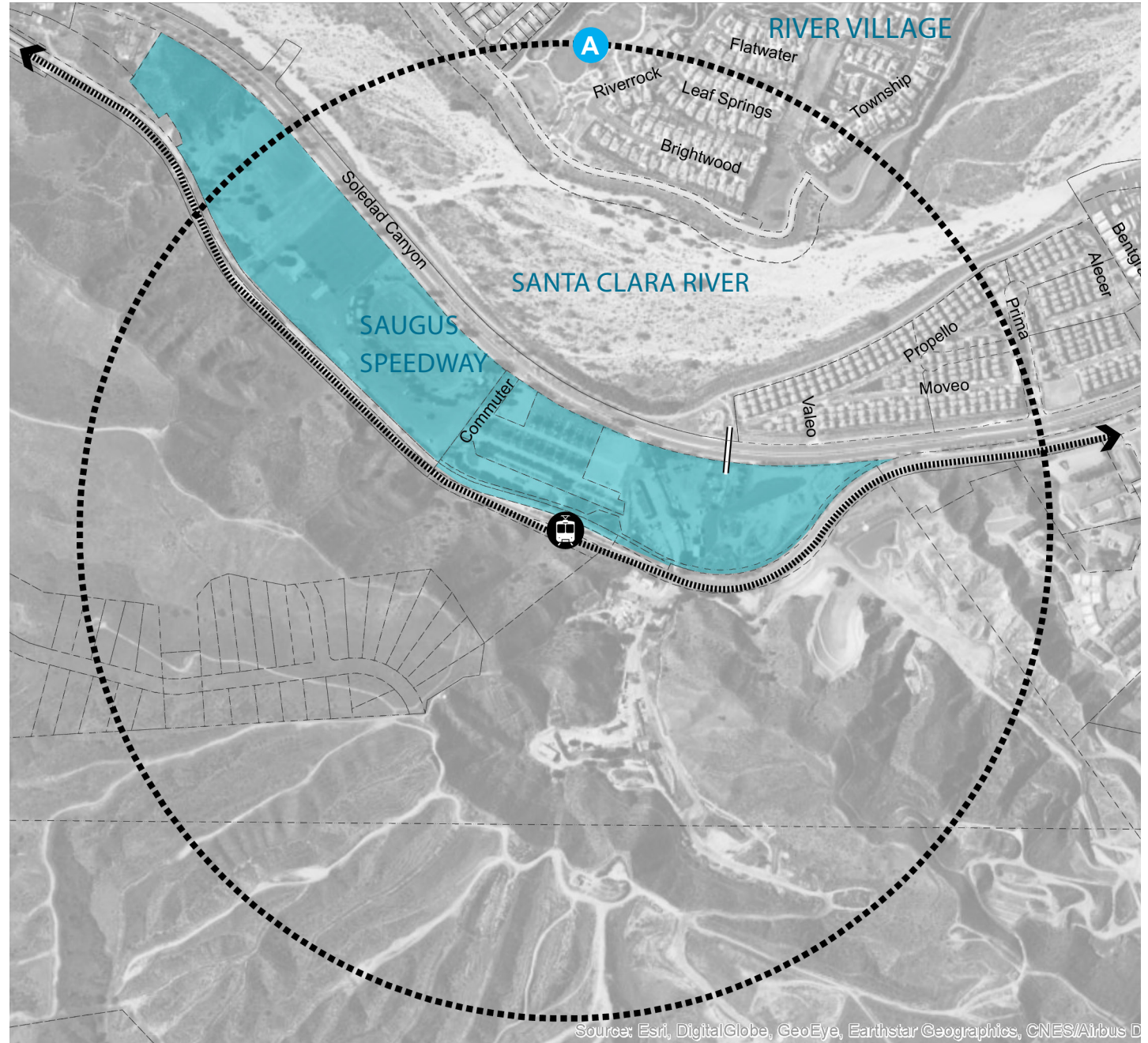





# Project Area

## EXISTING CONDITIONS INVENTORY

### A Duane R. Harte Park



 Metrolink Route and Station

 1/2 mile area

 Study Area

 Speedway / Metrolink Sites

0 500 1,000 2,000'

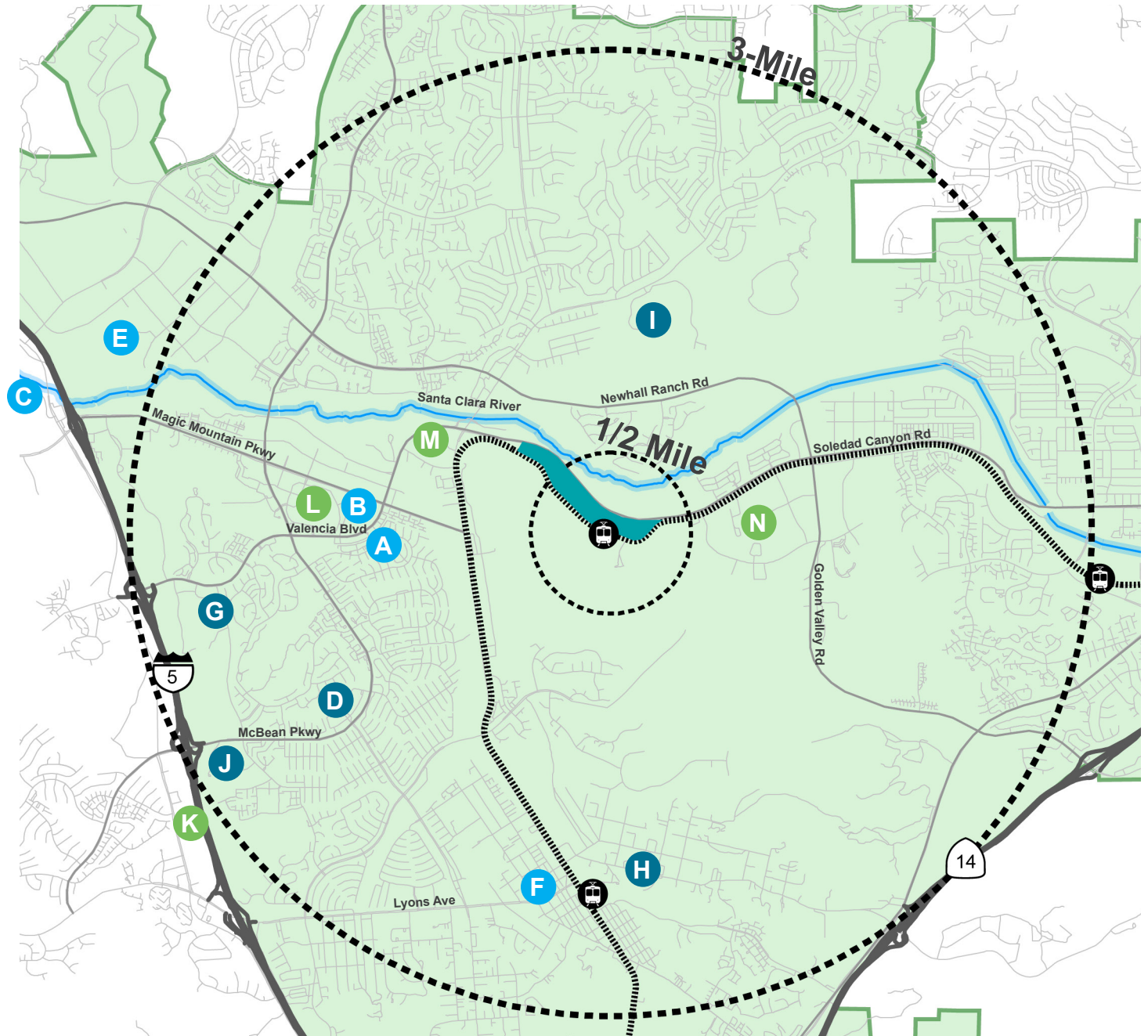


Source: ESRI

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus D

# Activity Centers

- A** Santa Clarita City Hall
- B** Los Angeles County Civic Center
- C** Six Flags Magic Mountain
- D** Old Town Newhall
- E** Valencia Industrial Park
- F** Henry Mayo Memorial Hospital
- G** College of the Canyons
- H** The Master's College/University
- I** Central Park
- J** CalArts
- K** Westfield Valencia Town Center
- L** Valencia Marketplace
- M** Valencia Mart Shopping Center
- N** Other Shopping Ctr Centers



Source: ESRI and Google Maps



### SANTA CLARITA – MetroLink Station

#### DEMOGRAPHIC PROFILE

- City of Santa Clarita constitutes **1.3% of the land area** of Los Angeles County and accounts for about **1.8% of its population**.
- The Study Area comprises of nearly 5.0% of the population of the City, and has a lower population density than the City.
- **Population growth is expected to significantly outpace** that of the County over the next ten years.
- City of Santa Clarita is predominantly white, has a higher percentage of **college educated population**, and **higher median income** than the Los Angeles County.
- The Study Area has a slightly **higher median age** than the City and County, but has similar educational levels and household income as the City.
- City and the Study area have significantly **higher homeownership** rates compared to the County.

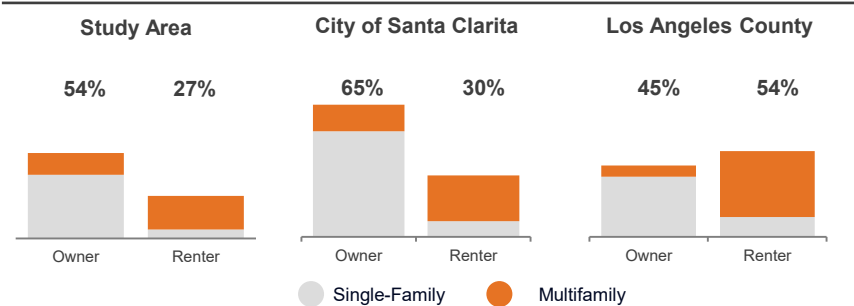
DEMOGRAPHICS (2017)	Study Area***	City of Santa Clarita	Los Angeles County
<b>Total Population</b>	9,247	186,809	10,275,545
Pop. Density (Per Sq. Mile)	1,260	3,420	323
<b>Annual Growth Rate</b>			
Historic (2010-2017)	4.01%	0.83%	0.65%
Projected (2017-2027)	1.14%	2.91%	0.74%
<b>Total Households</b>	3,591	62,192	3,362,080
Average HH Size	2.57	3.02	3.04
<b>Annual Growth Rate</b>			
Historic (2010-2017)	3.57%	0.63%	0.52%
Projected (2017-2027)	1.22%	2.95%	0.83%
<b>Median Age</b>	41.6	36.1	35.6
0-17 years	25%	25%	23%
18-64 Years	63%	64%	65%
64 Years and Over	13%	12%	12%
<b>Jobs per Household*</b>	2.7	1.1	1.3
<b>Unemployment Rate**</b>	3.8%	4.3%	4.8%
<b>Median Household Income</b>	\$72,716	\$88,465	\$59,613

\* HR&A Advisors, Inc.

\*\*Percentage of population 16 years and over in the labor force.

Sources: Social Explorer, ACS 2015 5-year estimates, SCAG Growth Forecast 2012, SCAG TAZ Forecast 2008, Dept. of Finance E5 2007.

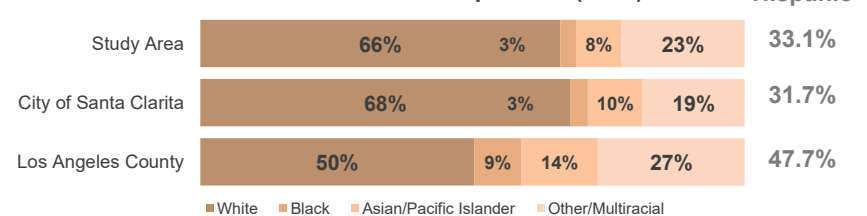
#### HOUSING TENURE (2016)



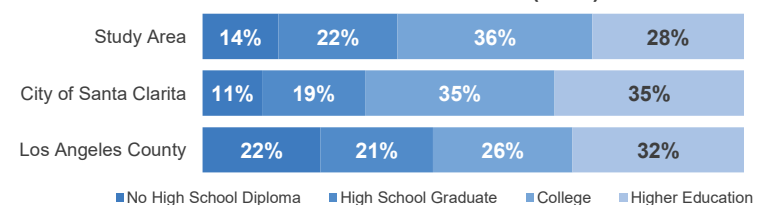
#### MOBILITY (2016)

	Study Area	City of Santa Clarita	Los Angeles County
<b>Average Commute Time (in mins.)</b>	NA	33	30
<b>Cars per Household*</b>	NA	1.0	0.2
<b>Public Transit Users</b>	NA	3%	7%
Solo Drivers	NA	77%	74%
Others	NA	20%	20%

#### Racial and Ethnic Composition (2017)



#### Educational Attainment (2017)



\*\*\* Study Area is defined as a 5-minute drivetime from the Santa Clarita Metrolink station and is not the typical half-mile radius around the station.



## SANTA CLARITA – MetroLink Station

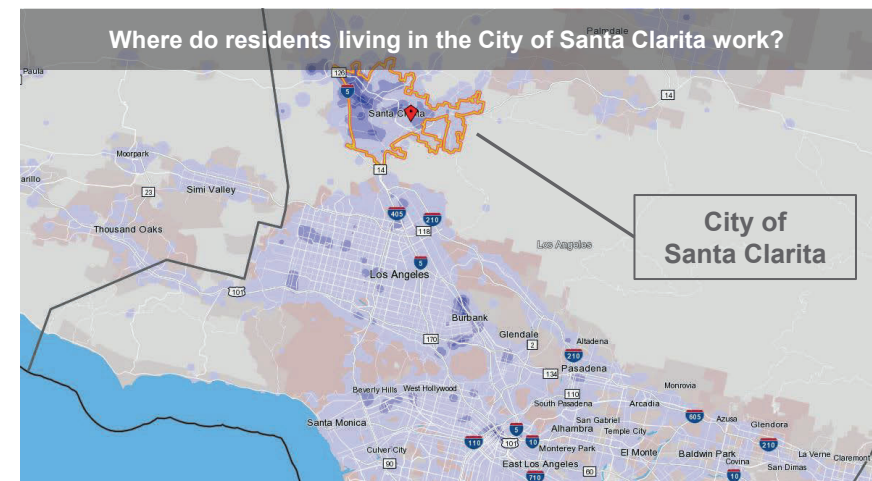
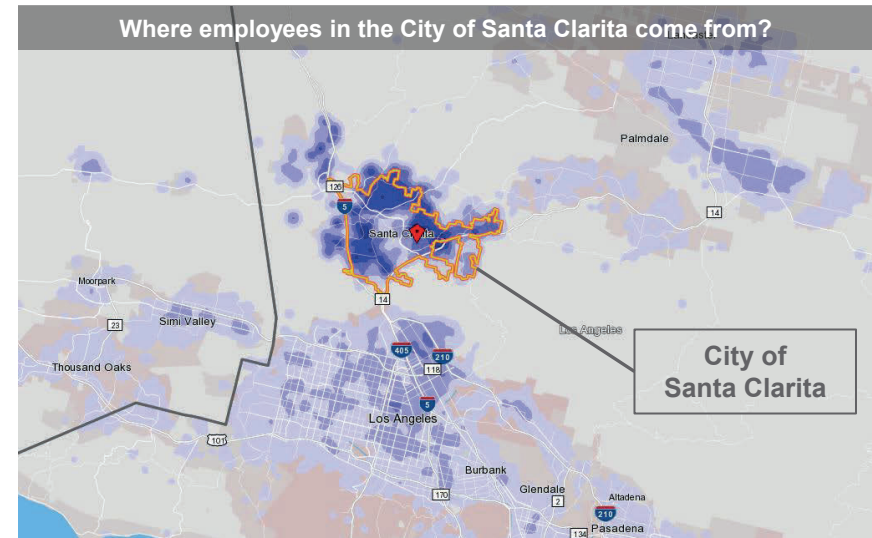
### EMPLOYMENT PROFILE

- The City of Santa Clarita is a **thriving education and medical hub** and has nearly 1.5% of Los Angeles County’s worker population.
- Some of the largest healthcare employers include Henry Mayo Newhall Hospital and Kaiser Permanente. The College of Canyons and Newhall School District are the largest education-related employers in Santa Clarita.
- **Job growth in the City is likely to outpace that of the County** over the next ten years but growth in the Study Area is likely to be at slower pace than the City.
- Residents living in Santa Clarita travel as far as downtown Los Angeles for work and the City is **often perceived as a bedroom community for employees** working in City of Los Angeles.
- The residents are also **heavily car-dependent** and only 3% use public transit.

EMPLOYMENT (2015)	Study Area	City of Santa Clarita	Los Angeles County
<b>Total Worker Population</b>	9,609	68,856	4,443,133
<b>Job Density (per sq. mile)</b>	1,309	1,108	935
<b>Annual Growth Rate</b>			
Historic (2010-2015)	9.0%	3.3%	1.5%
Projected (2017-2027)	1.2%	2.4%	0.5%
<b>Average Earnings per Job*</b>	\$63,036	\$63,311	\$73,871
<b>Top Three Industry Clusters</b>			
	Retail 26%	Education & Medical 24%	Education & Medical 24%
	Government 20%	PD&R 21%	Knowledge-based 21%
	Education & Medical 17%	Government 15%	PD&R 18%

\* Includes wages, salaries, supplements (additional employee benefits), and proprietor income. Approximated by zip code.

Sources: LEHD, Social Explorer, ACS 2015 5-year estimates, SCAG Growth Forecast 2012, SCAG TAZ Forecast 2008.



### \*EMPLOYMENT INDUSTRY CLUSTER CLASSIFICATION

The classification is based on Center for Transit-Oriented Development 2010 Report. **Natural Resources** includes agriculture and mining; **Production, Distribution, and Repair (“PD&R”)** includes manufacturing, wholesale trade, transportation and warehousing; **Knowledge-based** includes information, finance and insurance, real estate, scientific, professional, and technical services, and management of companies; **Entertainment** includes arts, entertainment, and recreation, and accommodation and food services; **Government** includes utilities, construction, public administration and other administrative and support services, **Other** includes other services (excluding public administration).

# Employment Trends

## EXISTING CONDITIONS INVENTORY

### SANTA CLARITA – MetroLink Station

#### EMPLOYMENT TRENDS

- The Study Area along with the City and the County have gained jobs between 2010 and 2015.
- **The Study Area has grown the fastest between 2010 and 2015**, followed by the City and then the Los Angeles County.
- Job growth in the City has outpaced the region, particularly driven by growth in the **Education and Healthcare industries**, followed by the Production, Distribution and Repair (PD&R) related industries. In addition
- The City has gained a nominal number of jobs in Government, Retail, and Entertainment sector.

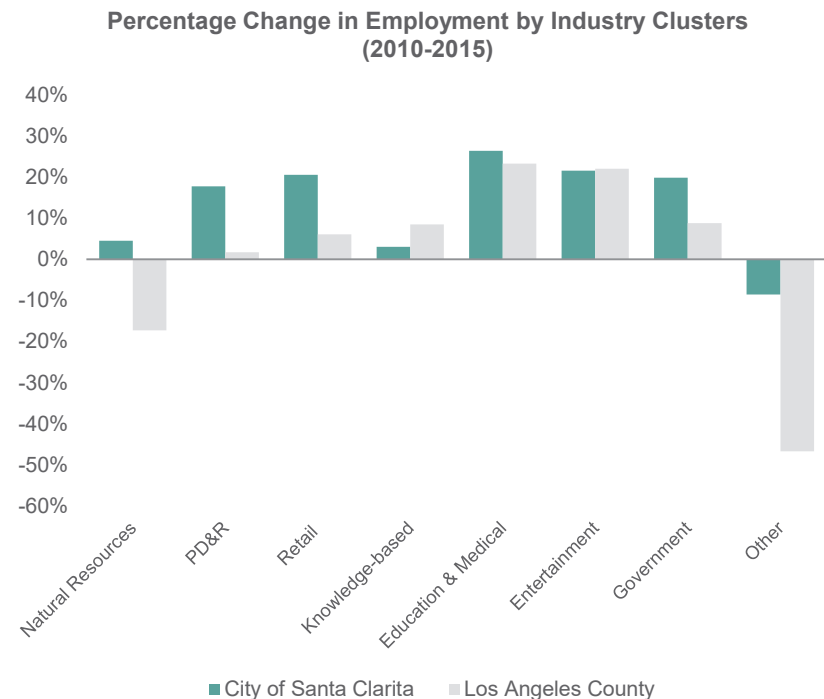
#### HQTA OPPORTUNITIES

- The Study includes a 35-acre Saugus Speedway **infill site**, which is MetroLink station-adjacent.
- Santa Clarita's **thriving economy and employment hub**, along with the Study Area's proximity to downtown Santa Clarita and other attractions offers this area unique development opportunities.
- The City is also witnessing **significant new development** in both office and industrial real estate. Some of the largest medical groups such as Kaiser Permanente and UCLA Medical have moved to the City.
- The Santa Clarita Valley Economic Development Corporation is positive of the **future growth prospects of the City** and anticipates continued growth in high-paying jobs and reduction in unemployment rates. All these factors can bring in added opportunities for the HQTA.

Sources: LEHD

EMPLOYMENT TRENDS	Study Area	City of Santa Clarita	Los Angeles County
<b>Employment Growth in Industry Clusters (2010-2015)</b>			
Natural Resources	0	1	(2,021)
Production, Distribution, and Repair	120	2,140	13,222
Retail	953	1,549	25,036
Knowledge-based	285	222	71,889
Education and Medical	490	3,508	197,156
Entertainment	777	1,484	90,691
Government	634	1,742	48,442
Other	113	(229)	(134,617)
<b>Net Gain of Jobs (2010-2015)</b>	<b>3,372</b>	<b>10,417</b>	<b>309,798</b>

Negative numbers in parenthesis



# Public Transportation

- No routes with 15 minute or less headways during entire peak AM/PM commute hours
- No HSR Station in Santa Clarita

## Metrolink

 **Commuter Rail**  
Santa Clarita Line

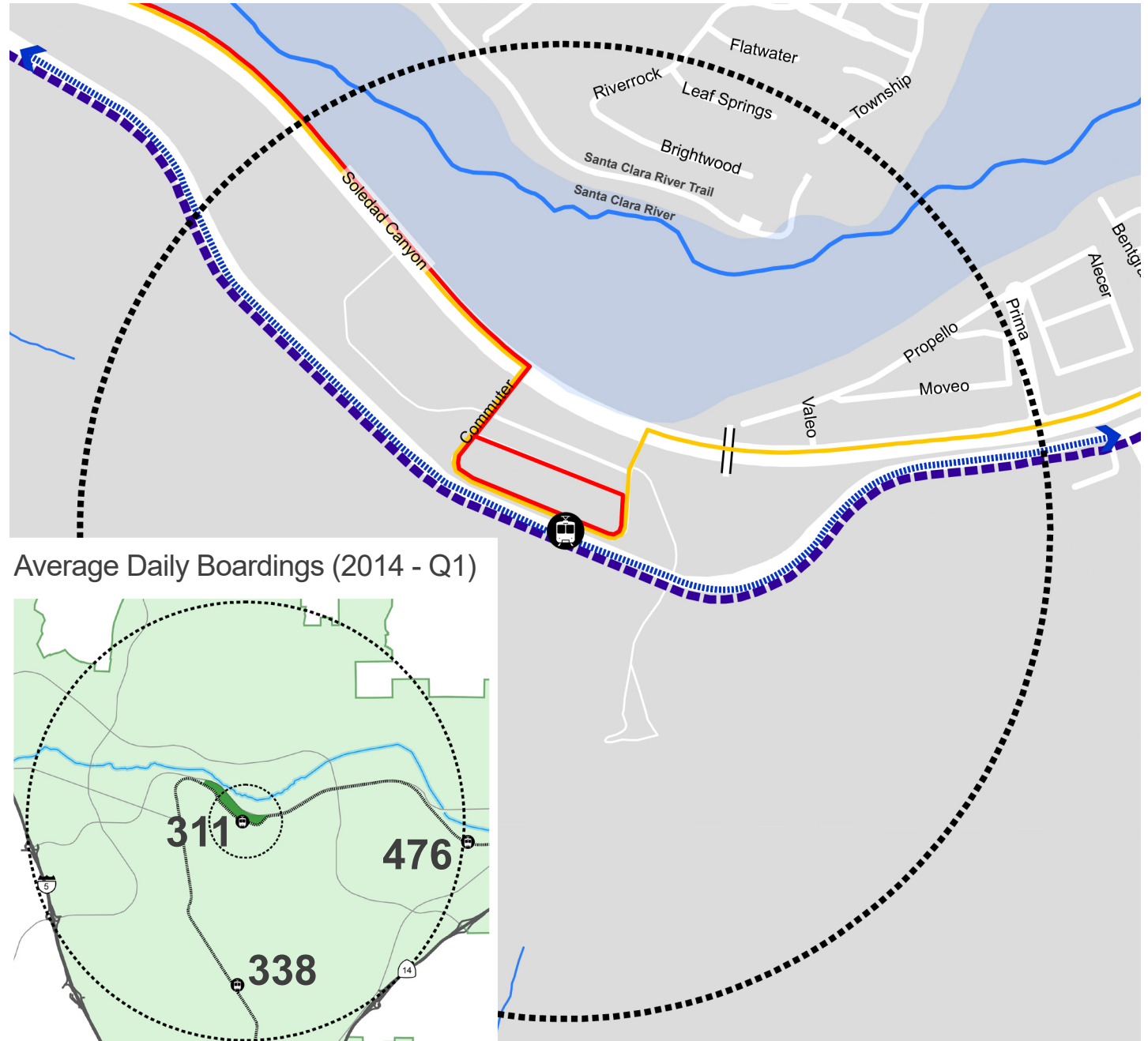
## Santa Clarita Transit

 **Local Bus**  
5, 6, 501, 502

 **Commuter Bus**  
796, 797, 799

## Proposed

 **High Speed Rail**



Source: SCAG; Santa Clarita Transit; Metrolink



# Public Transportation - Santa Clarita Transit

EXISTING CONDITIONS INVENTORY

	<b>Bus Type</b>	<b>Peak Hour Frequency (min)</b>	<b>Destinations</b>
<b>5 / 6</b>	Local	<ul style="list-style-type: none"> <li>• 15 - 20 min overlapping</li> <li>• 30 - 40 min individually</li> </ul>	<ul style="list-style-type: none"> <li>• Stevenson Ranch</li> <li>• Shadow Pines</li> </ul>
<b>501</b>	Station Link Service <ul style="list-style-type: none"> <li>• Weekday only</li> </ul>	<ul style="list-style-type: none"> <li>• 1 hour</li> <li>• 6:00 am - 8:30am and 4:00pm - 6:15pm</li> </ul>	<ul style="list-style-type: none"> <li>• Magic Mountain</li> <li>• Metrolink Station</li> </ul>
<b>502</b>	Station Link Service <ul style="list-style-type: none"> <li>• Weekday only</li> </ul>	<ul style="list-style-type: none"> <li>• 1 hour</li> <li>• 6:00 am - 9:00am and 4:00pm - 6:45pm</li> </ul>	<ul style="list-style-type: none"> <li>• Valencia Commerce Center</li> <li>• Metrolink Station</li> </ul>
<b>796</b>	Commuter Express <ul style="list-style-type: none"> <li>• Weekday only</li> </ul>	<ul style="list-style-type: none"> <li>• 25 min</li> <li>• 5:00 am - 6:53am and 3:35pm - 6:20pm</li> </ul>	<ul style="list-style-type: none"> <li>• Chatsworth</li> <li>• Canoga Park</li> <li>• Warner Center</li> </ul>
<b>797</b>	Commuter Express <ul style="list-style-type: none"> <li>• Weekday only</li> </ul>	<ul style="list-style-type: none"> <li>• 15 min</li> <li>• 5:14 am - 6:45am and 3:45pm - 7:45pm</li> </ul>	<ul style="list-style-type: none"> <li>• UCLA</li> <li>• Westwood</li> <li>• Century City</li> </ul>
<b>799</b>	Commuter Express <ul style="list-style-type: none"> <li>• Weekday only</li> </ul>	<ul style="list-style-type: none"> <li>• 15 - 20 min</li> <li>• 4:55 am - 6:51am and 3:22pm - 6:45pm</li> </ul>	<ul style="list-style-type: none"> <li>• Union Station</li> <li>• Downtown Los Angeles</li> </ul>



# Public Transportation - Santa Clarita Metrolink Station

EXISTING CONDITIONS INVENTORY

## Amenities

- Bike Racks / Lockers
- Restroom
- Public Phones

## Metrolink Parking:

- 473 spaces / 10 handicapped spaces
- Free parking
- Overnight allowed
- Parking Utilization?

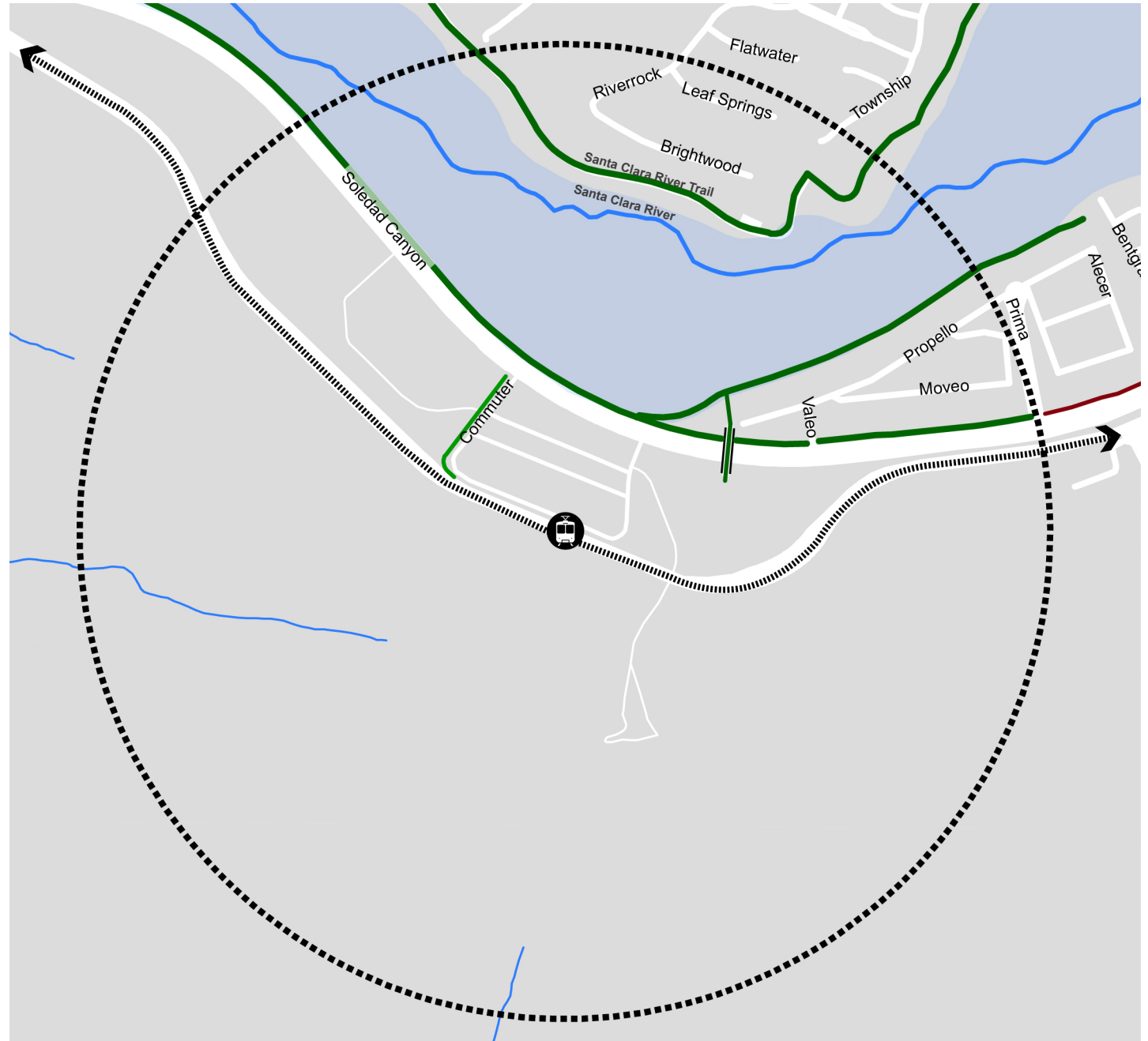




# Bicycle Facilities

## EXISTING CONDITIONS INVENTORY

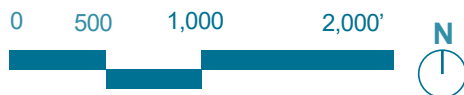
- Santa Clara River Trail
- Bicycle Counts for Soledad Trail (one-week span in May)
  1. Average Daily Ride: 185
  2. Average Weekend Ride: 255



### Existing

**Class I - Bike Path**

**Class IV - Protected Bike Lane**



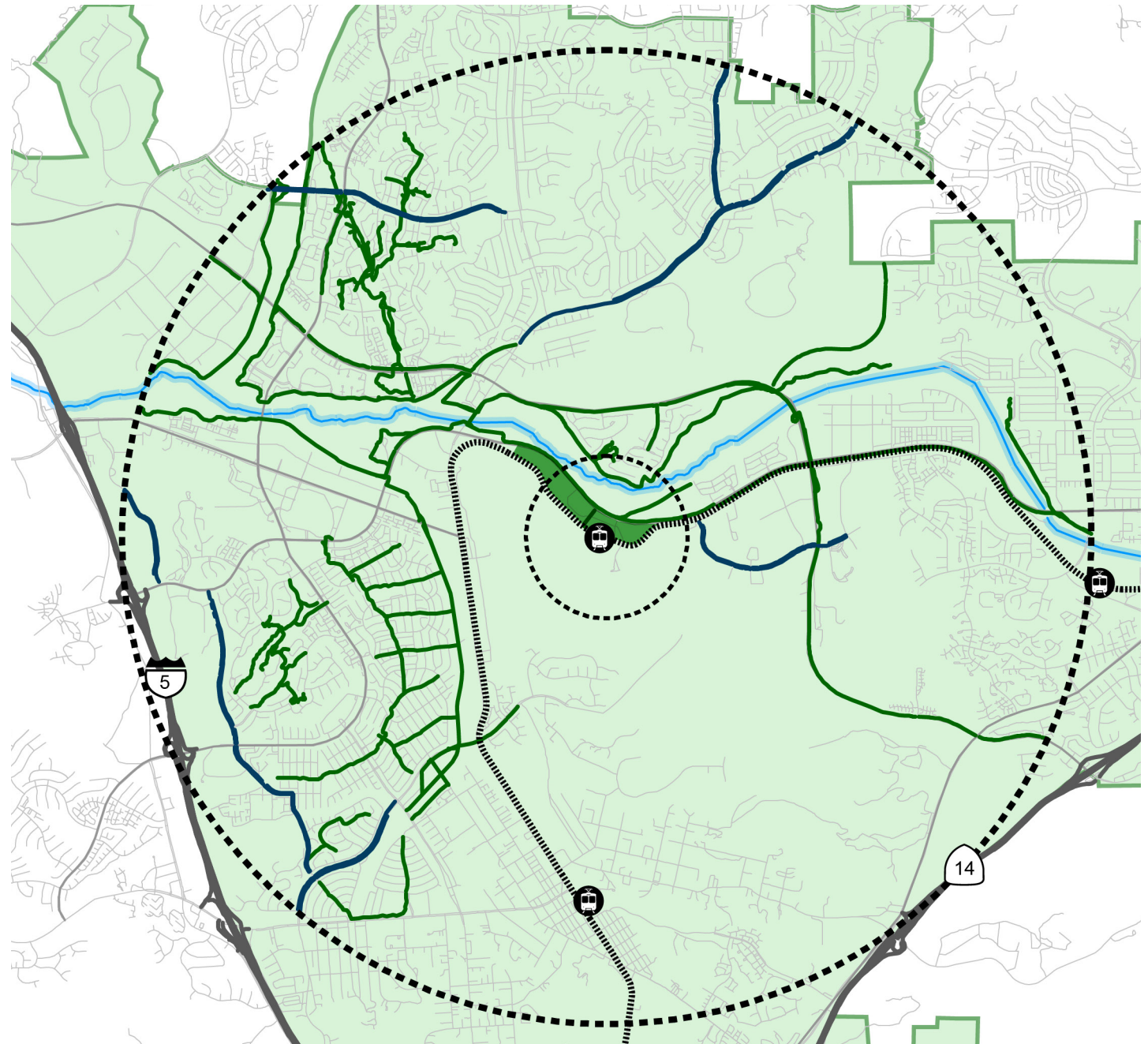
Source: City of Santa Clarita Non-Motorized Transportation Plan, 2014



# Bicycle Network and Pedestrian Network

EXISTING CONDITIONS INVENTORY

- Bicycle and pedestrian network reaches most destinations and residential areas within the City
- How to make bicycling easier and more convenient than driving?
- Create a bicycle destination at the Metrolink Station



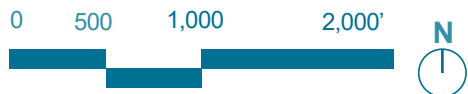
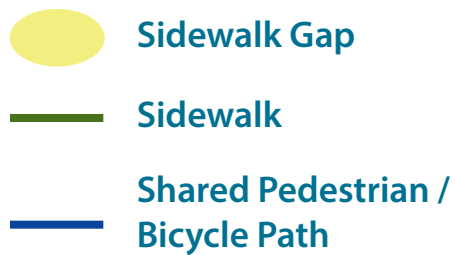
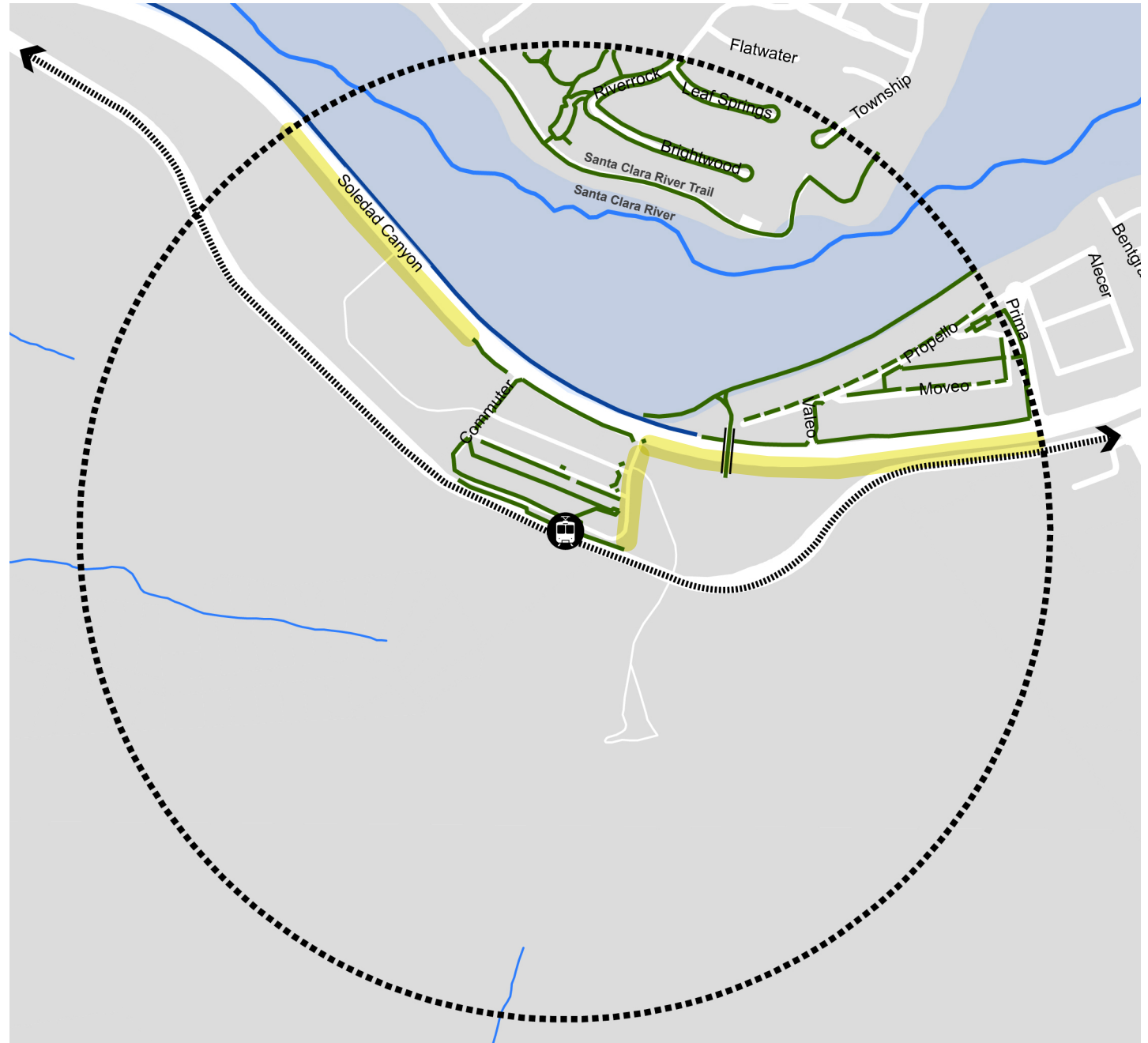
- On-Street
- Off-Street

Source: City of Santa Clarita

# Sidewalks

## EXISTING CONDITIONS INVENTORY

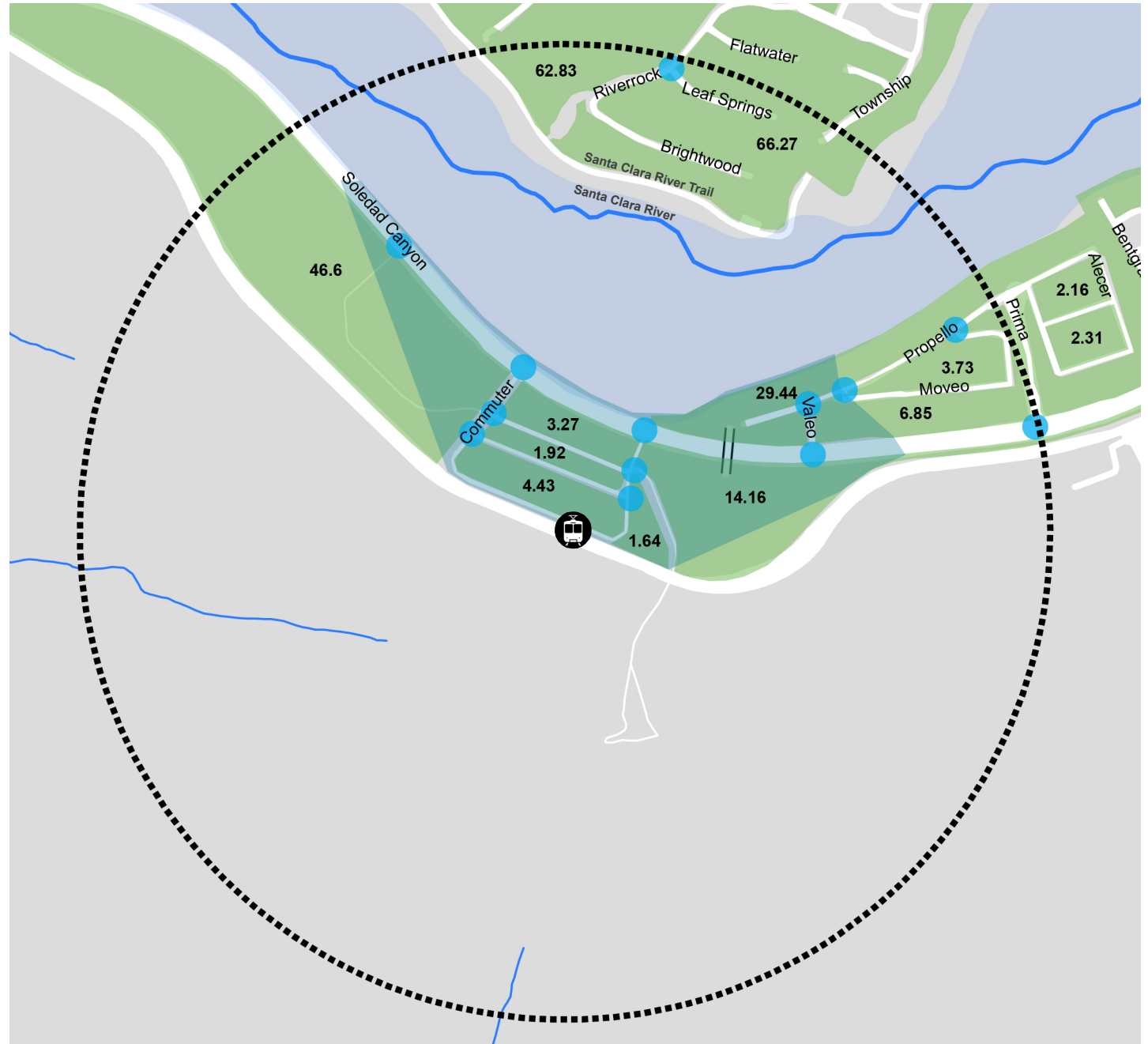
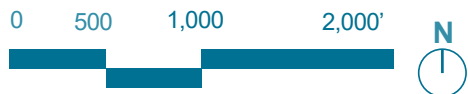
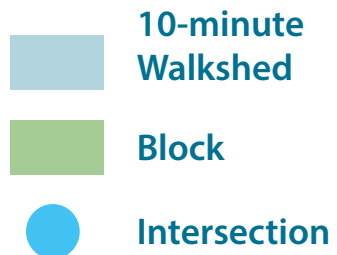
- Expand shared pedestrian and bicycle path?
- Sidewalk gaps on south side of Soledad Canyon



Source: Google Maps

# Walkshed and Connectivity

- Number of Intersections: **13**
- Average Block Size: **18.9 acres**

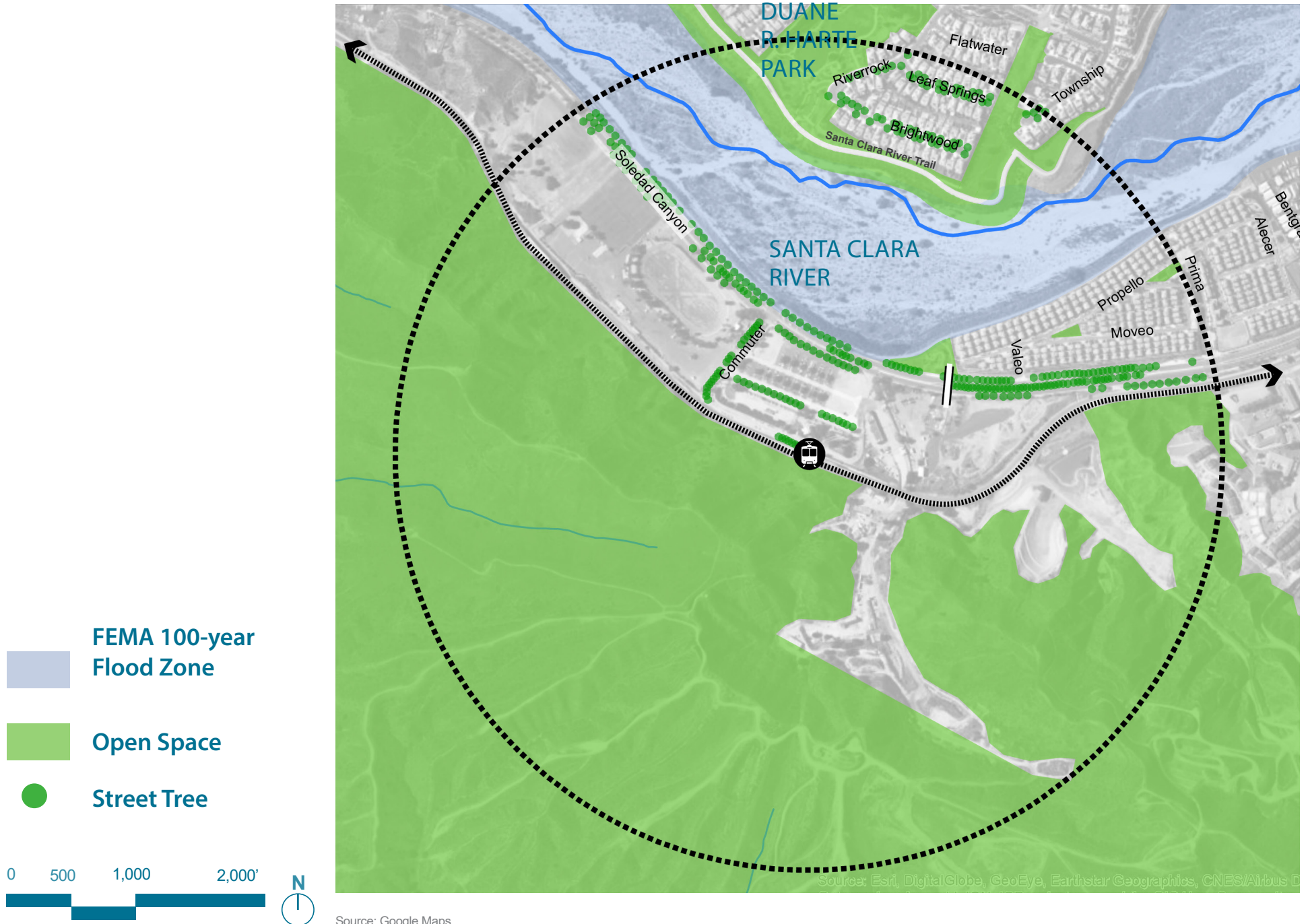


Source: ESRI



# Open Space and Street Trees

EXISTING CONDITIONS INVENTORY

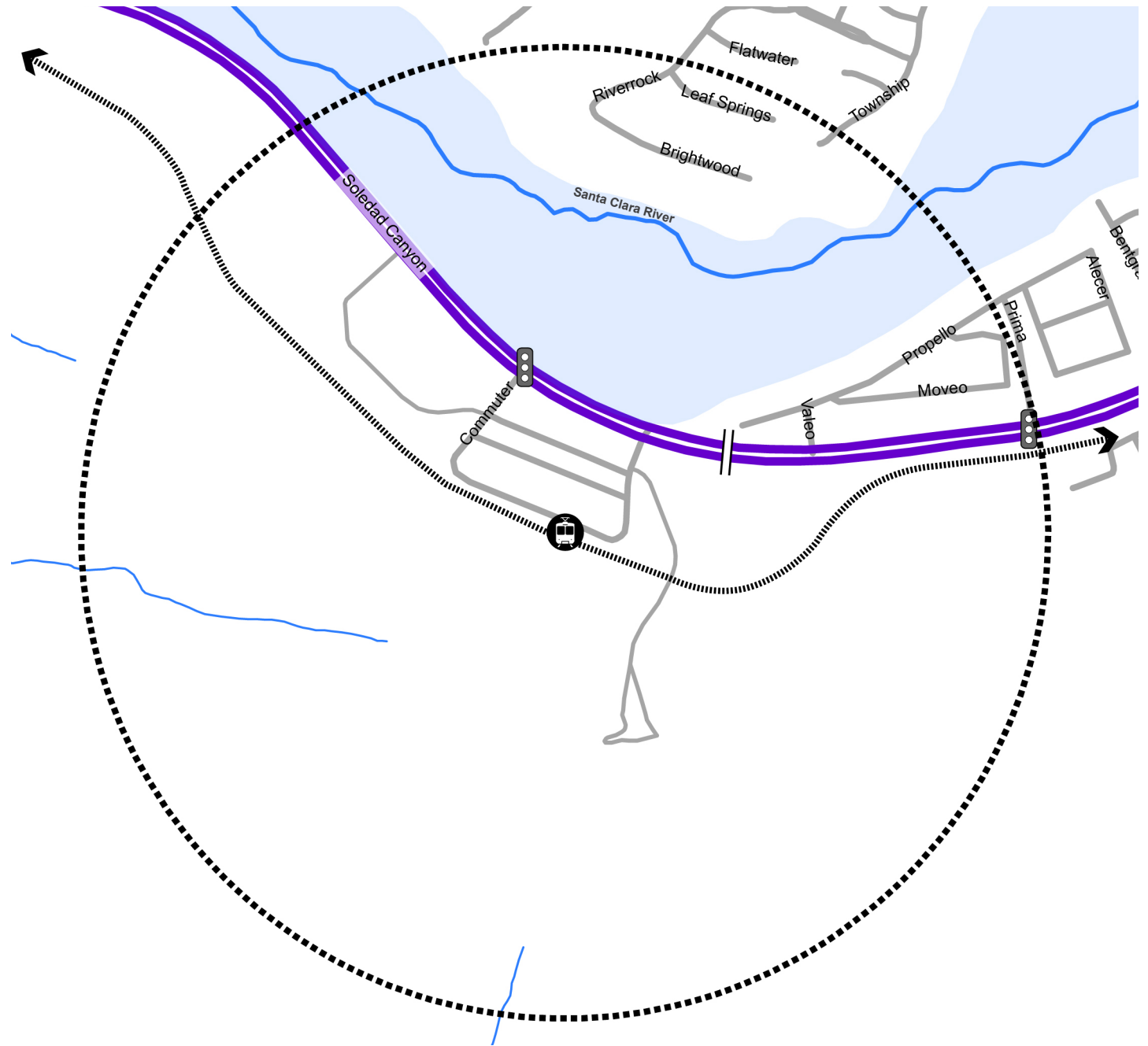







Source: Google Maps

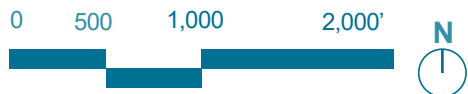
# Street Classification and Traffic Signals

EXISTING CONDITIONS INVENTORY

- Limited street network surrounding and connections to station



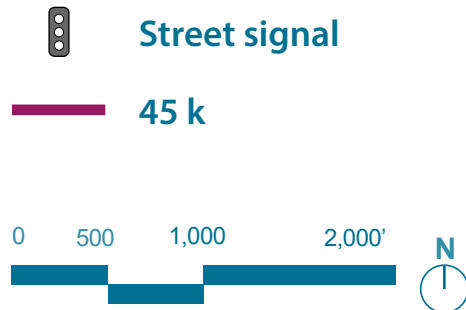
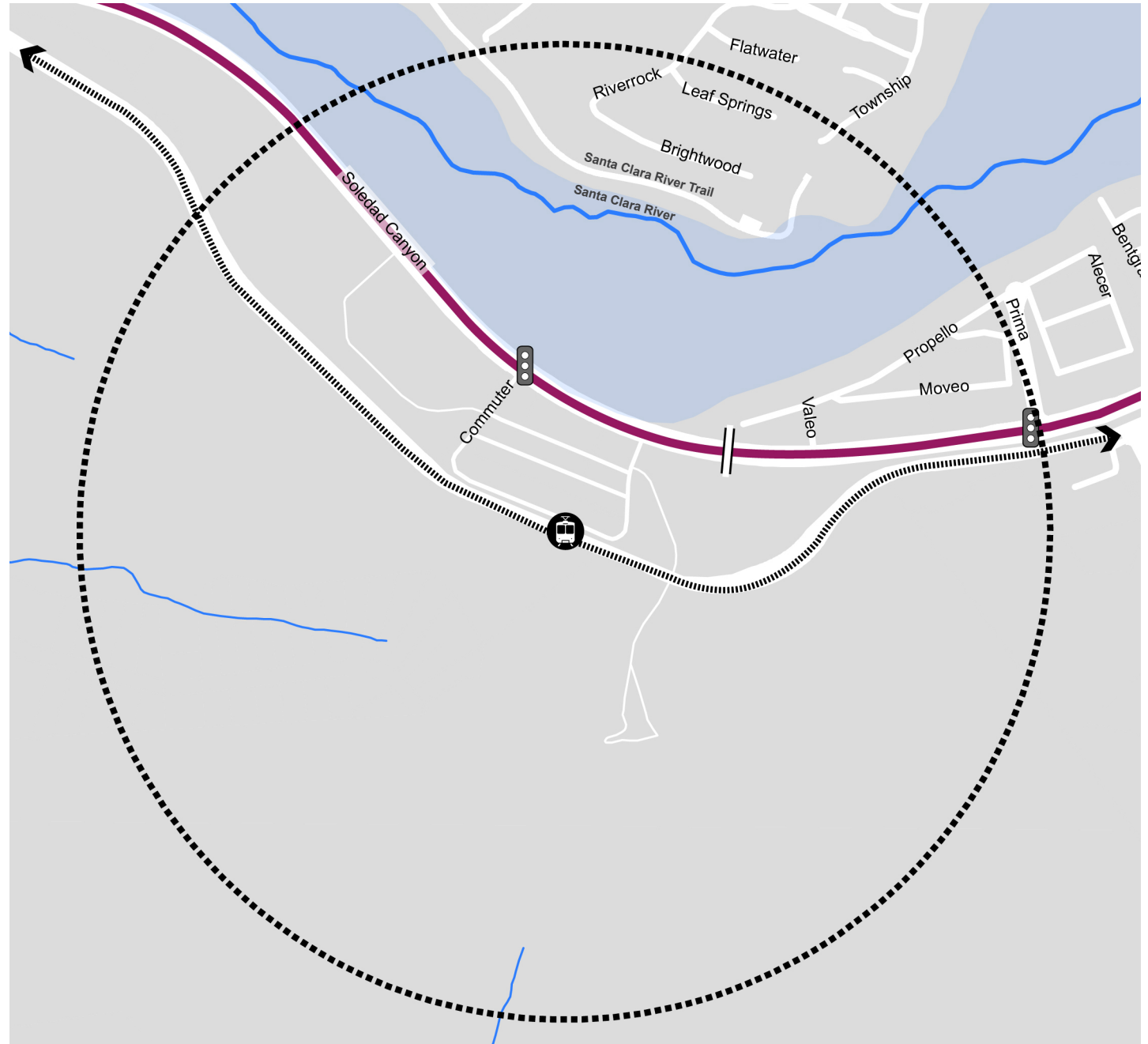
-  Street signal
-  Rail crossing signal
-  Major Highway
-  Local Street
-  Pedestrian Bridge



Source: City of Santa Clarita General Plan (Classification), Google Maps (Signals)

# Traffic Volumes

- Average Daily Traffic Volumes



Source: One Valley One Vision Draft Program EIR, 2010

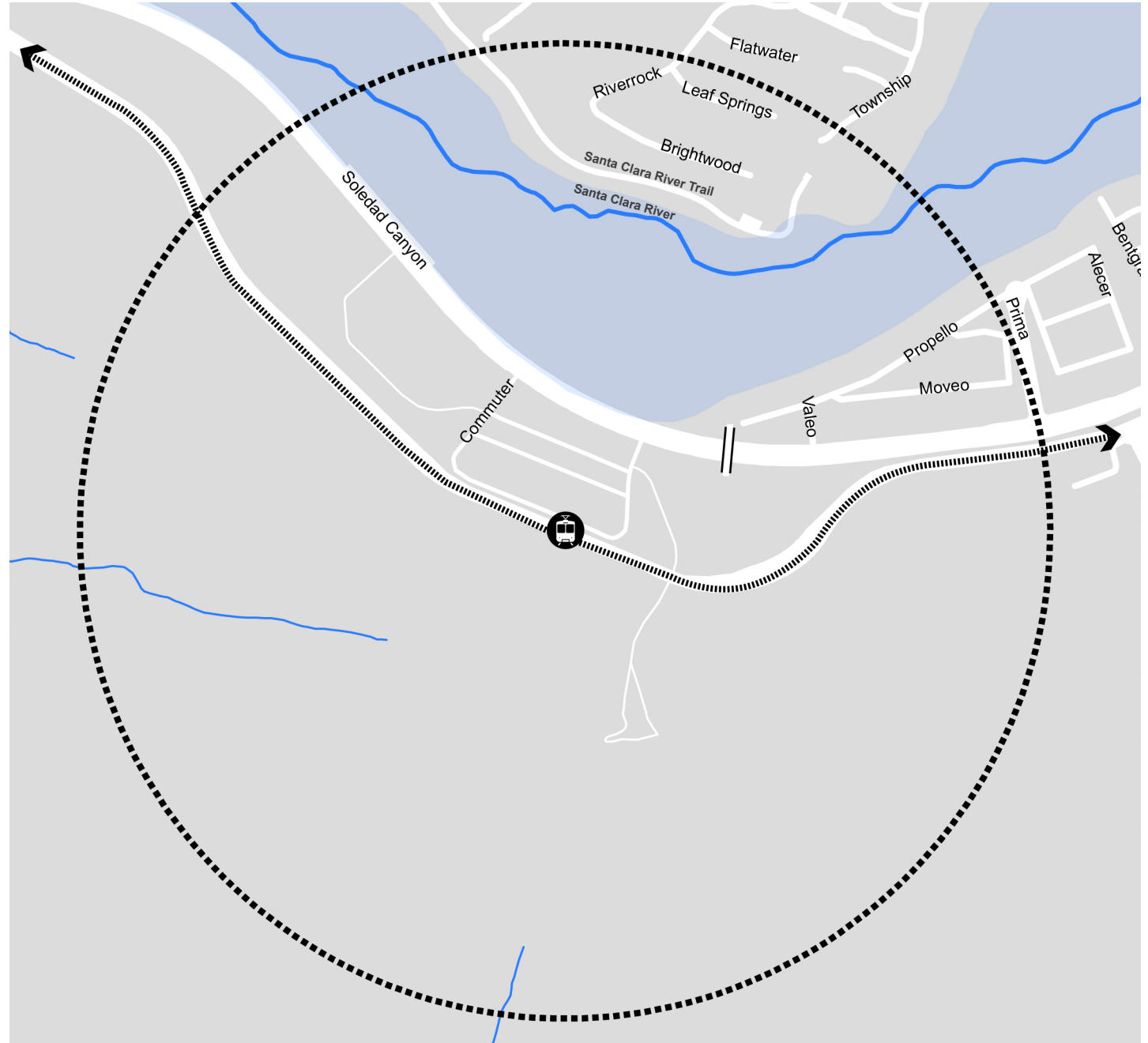
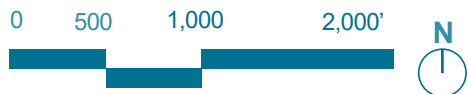
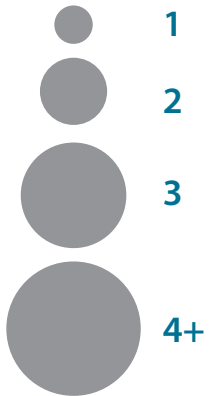


# Vehicle - Bicycle / Pedestrian Collisions

EXISTING CONDITIONS INVENTORY

- No Collisions within 1/2 mile of Station

## Number of Crashes



Source: SWIRTS

# Rail Lines and Truck Routes

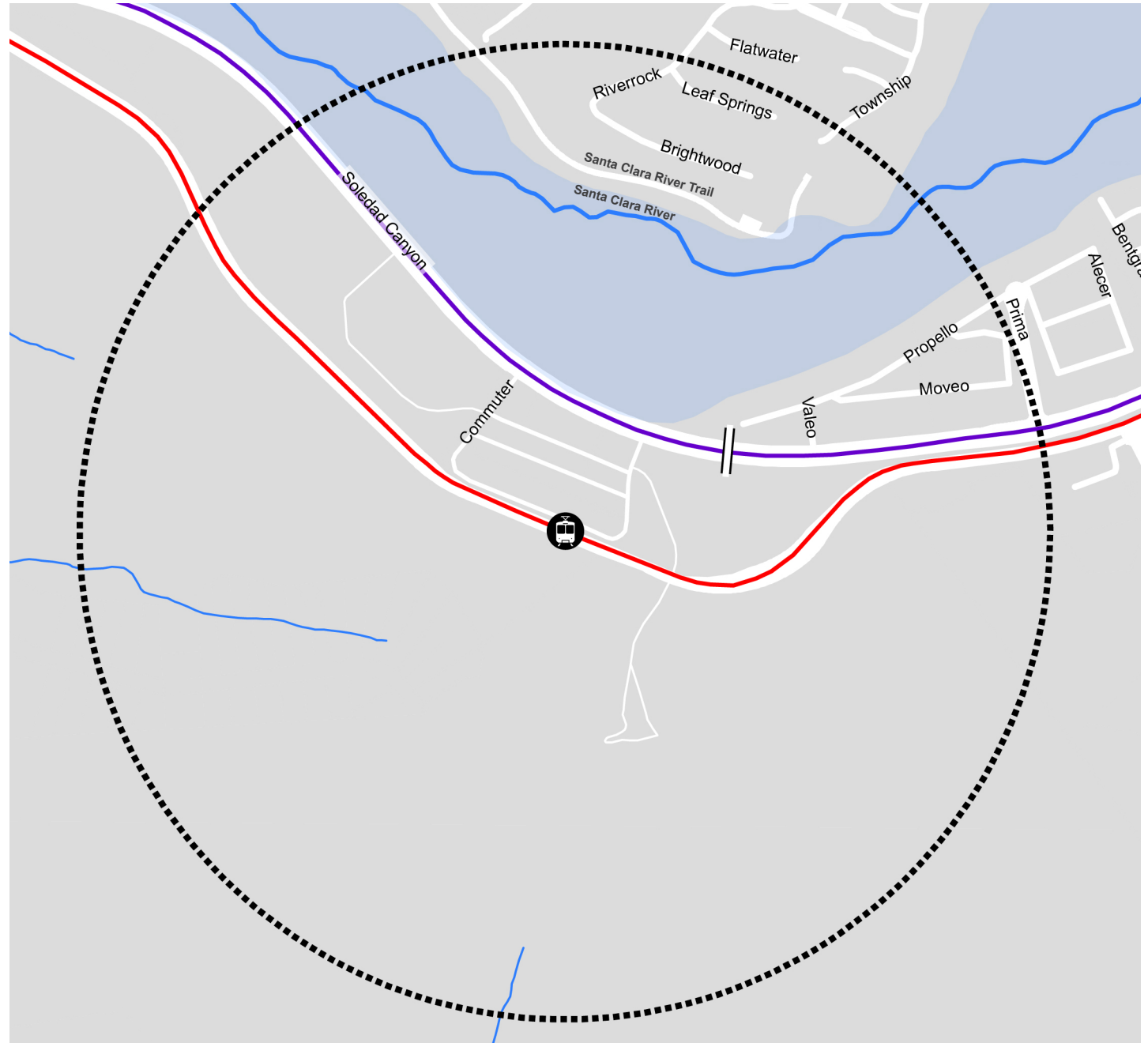
EXISTING CONDITIONS INVENTORY

## Truck Route

- Soledad Canyon Road

## Rail Line

- Single track
- Potential second track?
- HSR and Metrolink sharing tracks?



== Pedestrian Bridge

— Rail line

— Truck Route

0 500 1,000 2,000'

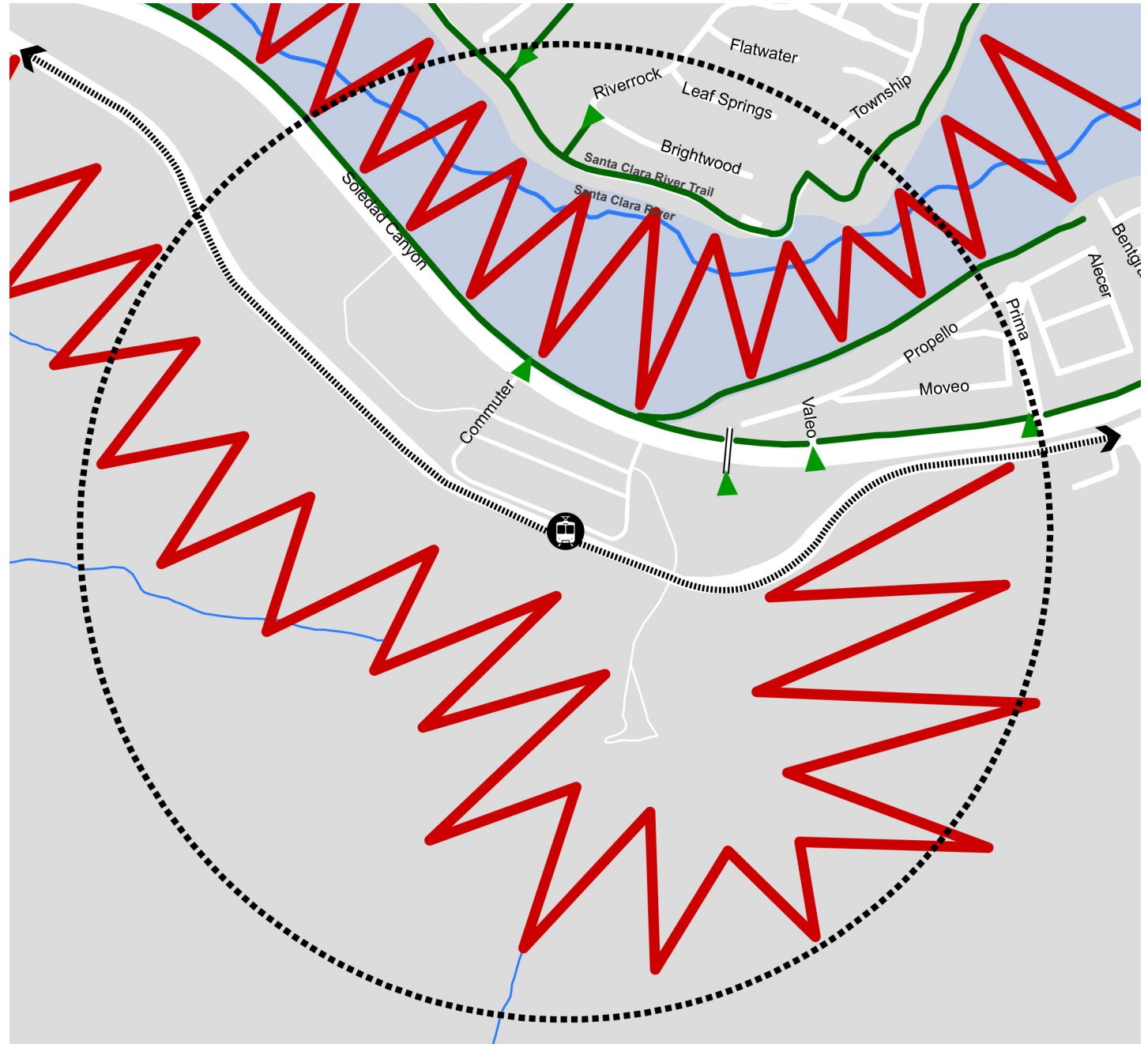


Source: ESRI, City of Santa Clarita General Plan

# Access and Barriers

## Barriers:

- Santa Clara River
- Mountains to the south of rail corridor



- ▲ Trail Network Access
- Trail Network
- ⚡ Barrier

0 500 1,000 2,000'

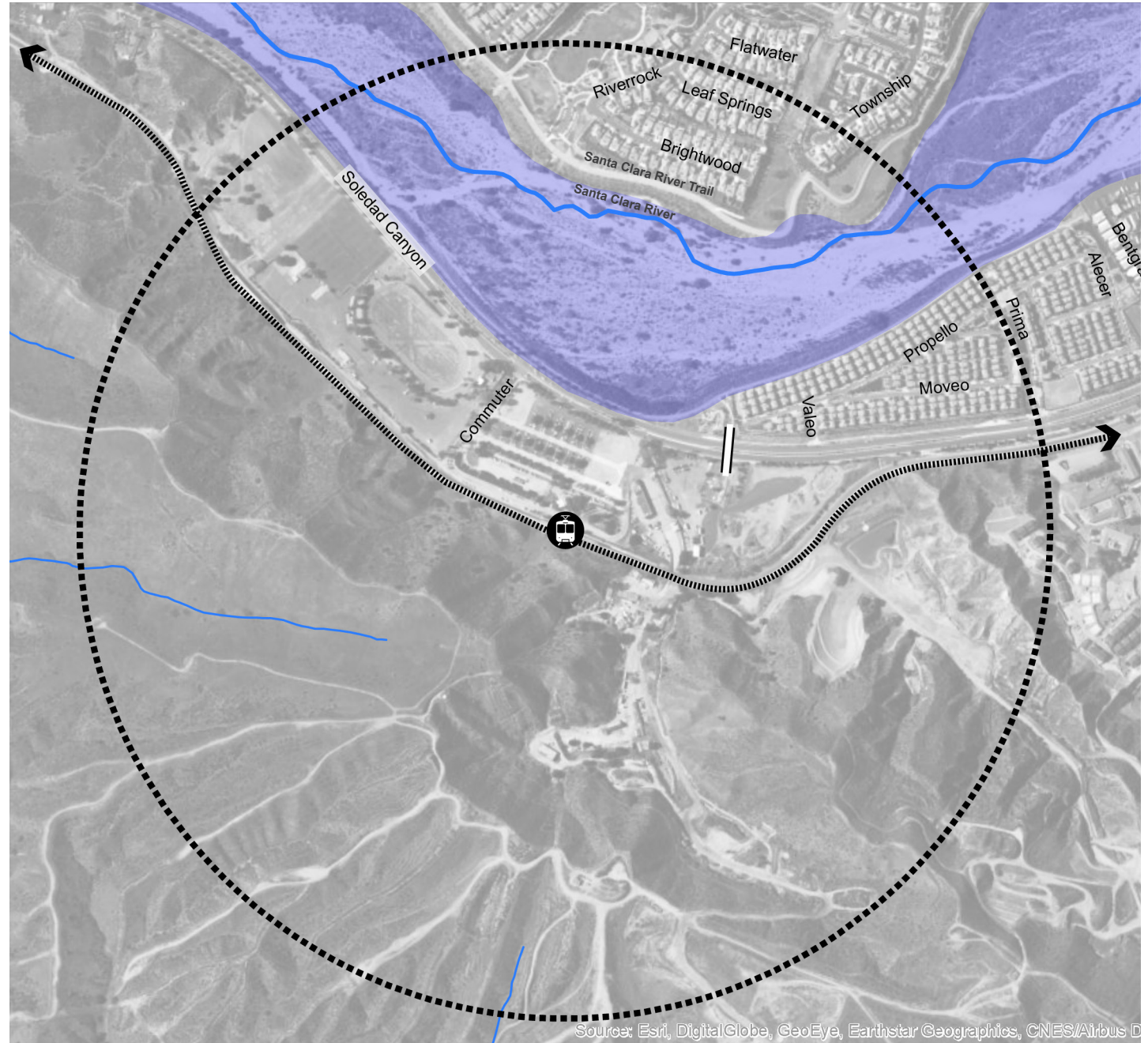


Source: Google Maps



# Flood Zones

- FEMA 100-year Flood Zone
- Zone A from FEMA, “detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.”

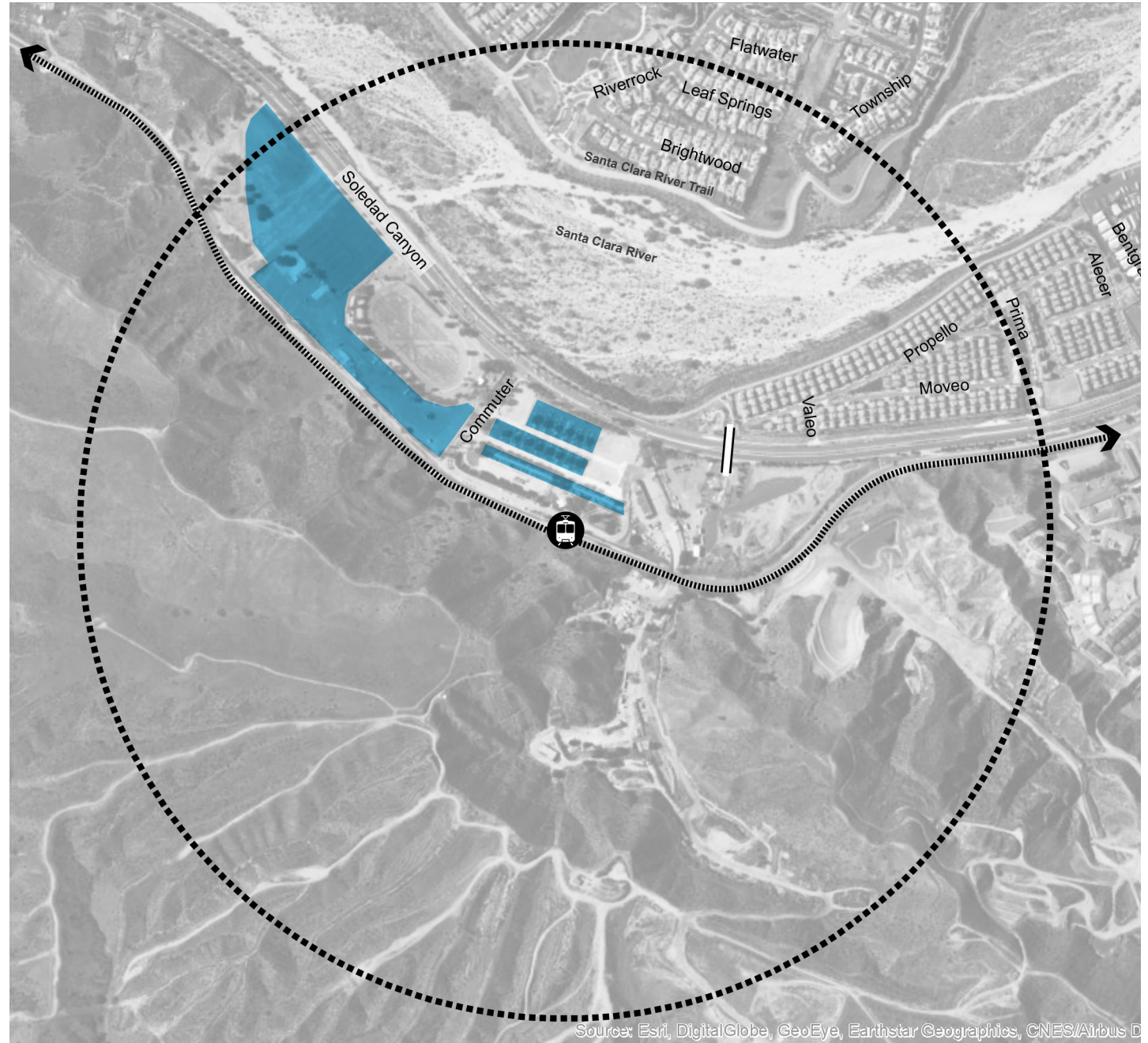


Source: SCAG

# Parking

## Metrolink Parking:

- 473 spaces / 10 handicapped spaces
- Free parking
- Overnight allowed

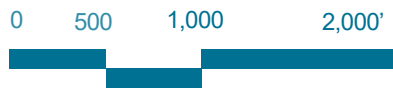
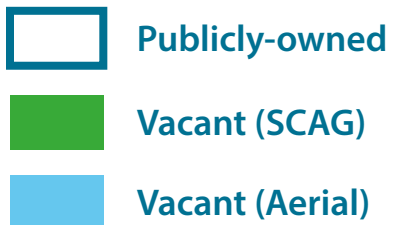
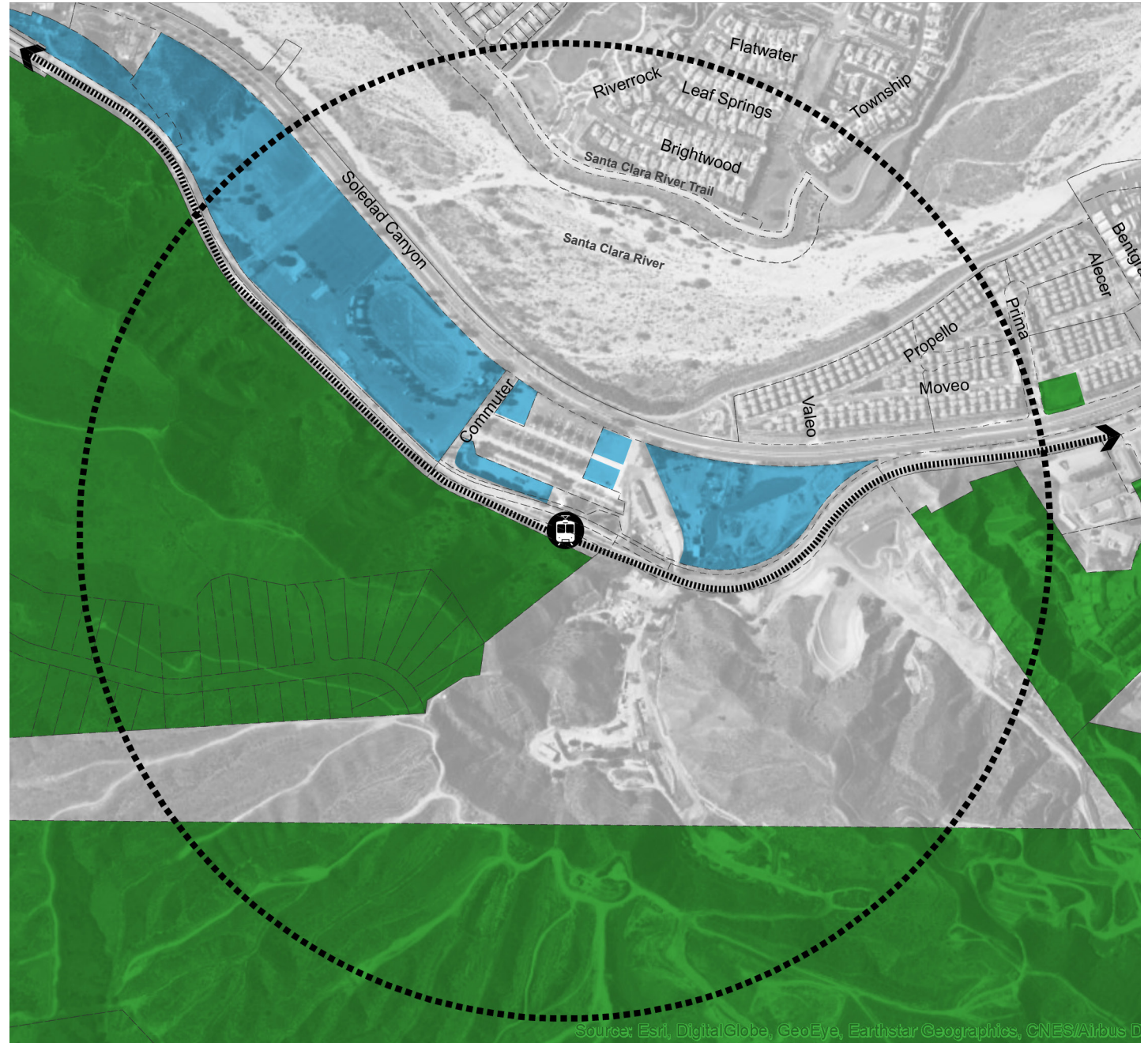


Source: Google Maps



# Vacant and Publicly-Owned

- Metrolink site ownership?



Source: Google Maps, SCAG



# Potential Development Opportunities

## EXISTING CONDITIONS INVENTORY

- Metrolink site for potential joint development - Use as catalyst for development of Speedway site
- Long-term development of Speedway Site
- Potential to leverage start-up and biotech activity in Santa Clarita to create office/retail hub, supporting multi-family residential at station
- Could be attractive to young families who want a walkable urban community, but value the high quality schools and natural beauty of Santa Clarita.
- Existing areas without development should be preserved or returned to natural areas
- Assemble adjacent land?



**Station**



**Metrolink Corridor**

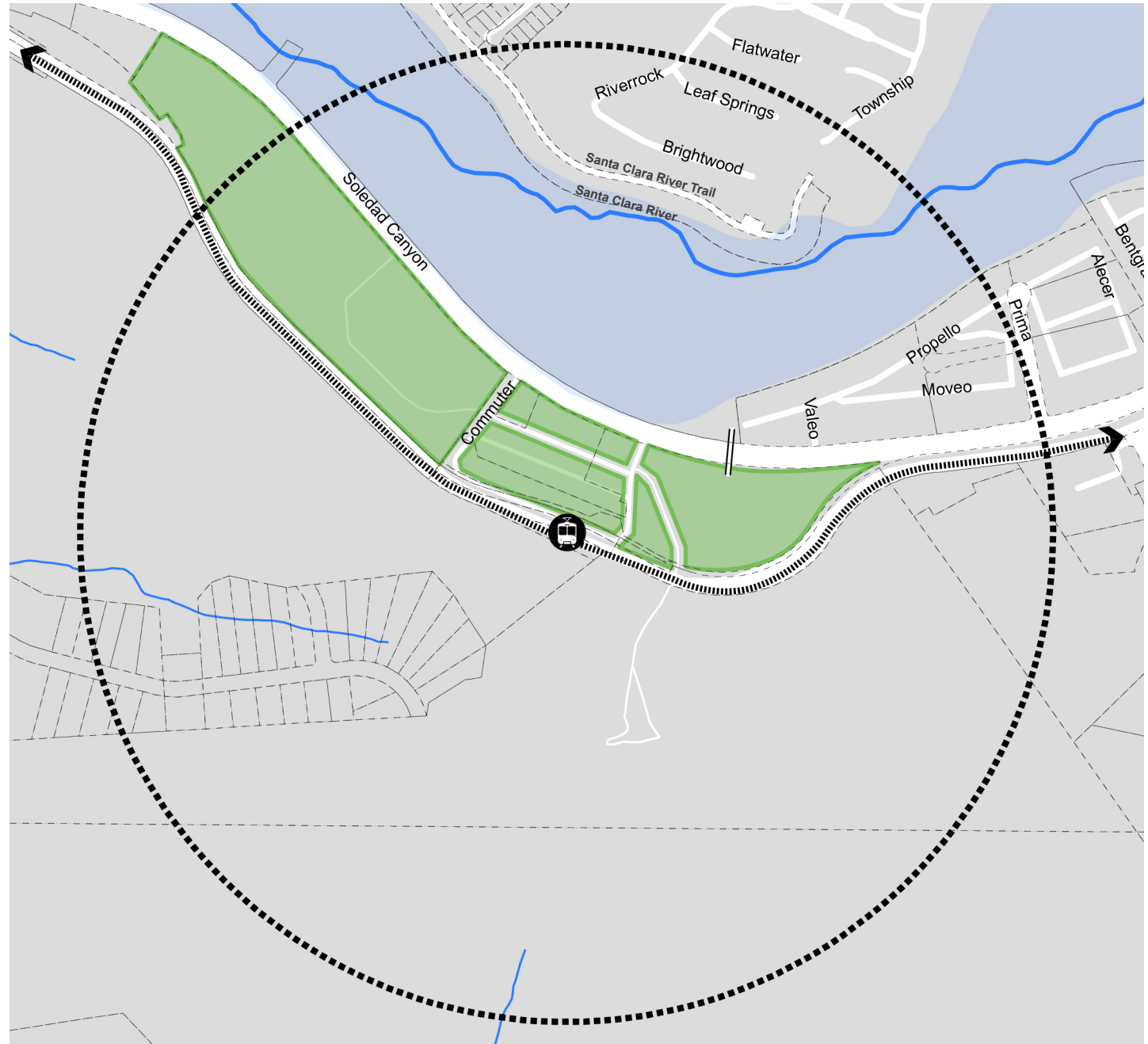


**Parcel**



**Potential Development Site**

0 500 1,000 2,000'

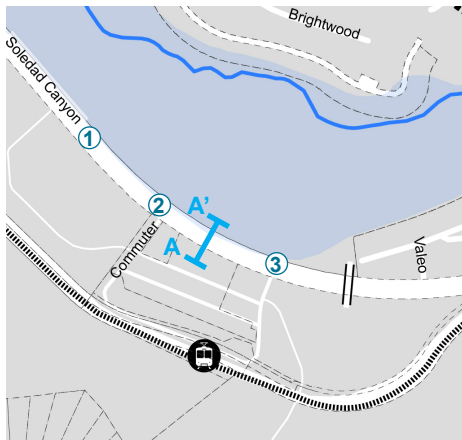
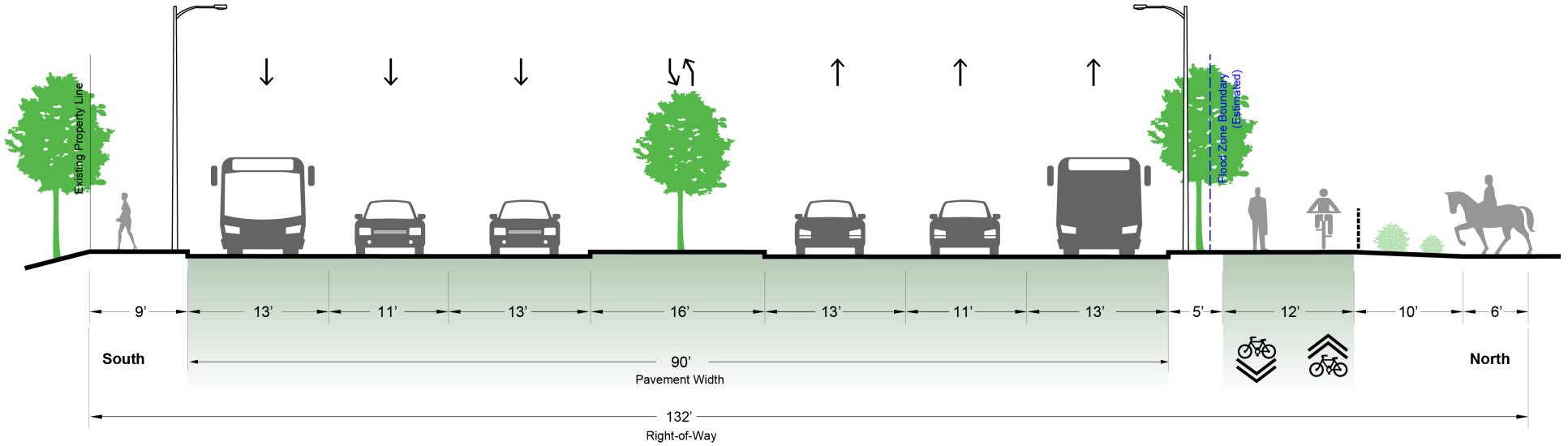


Source: Google Maps

# Soledad Canyon Road

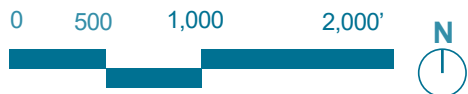
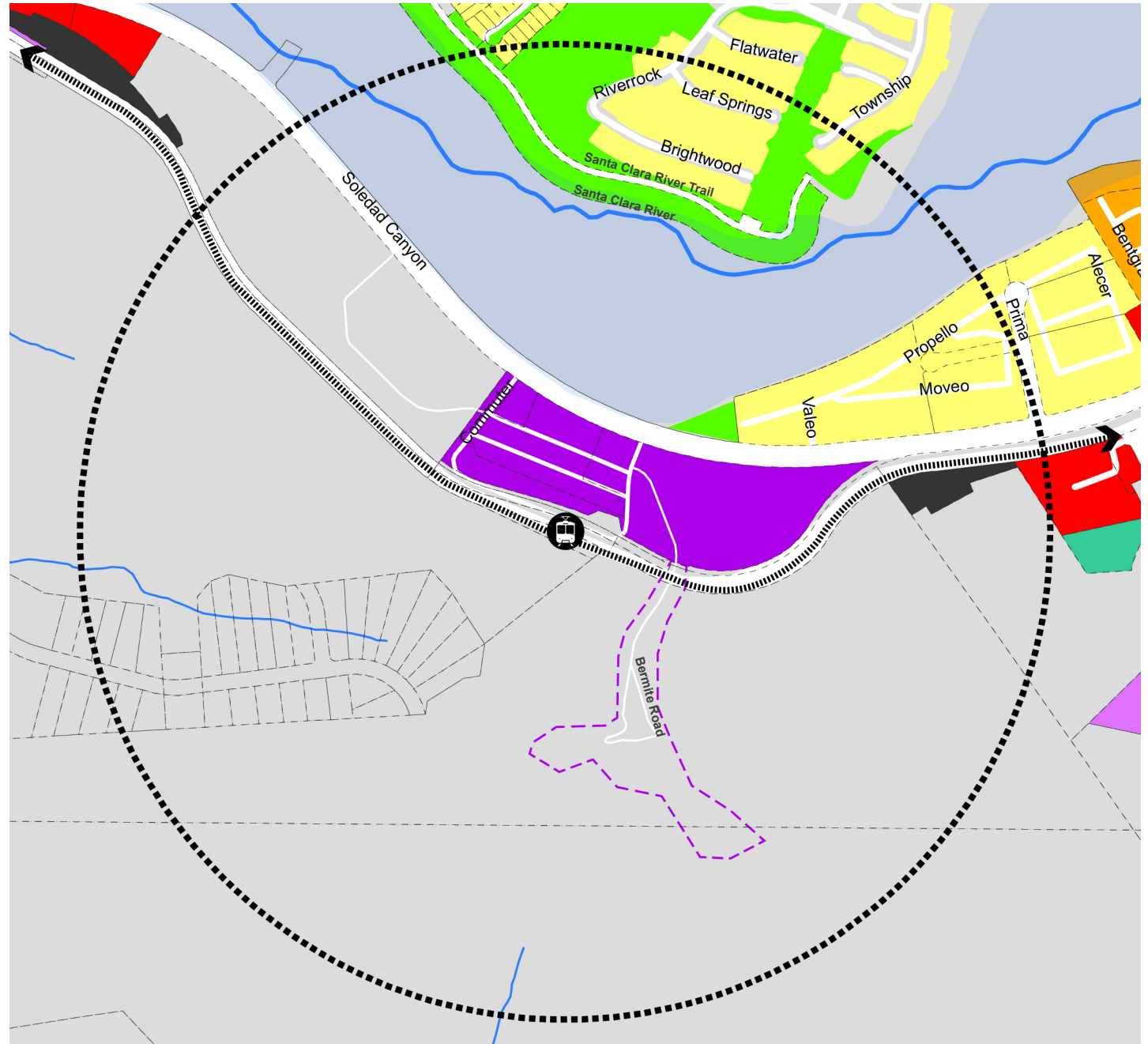
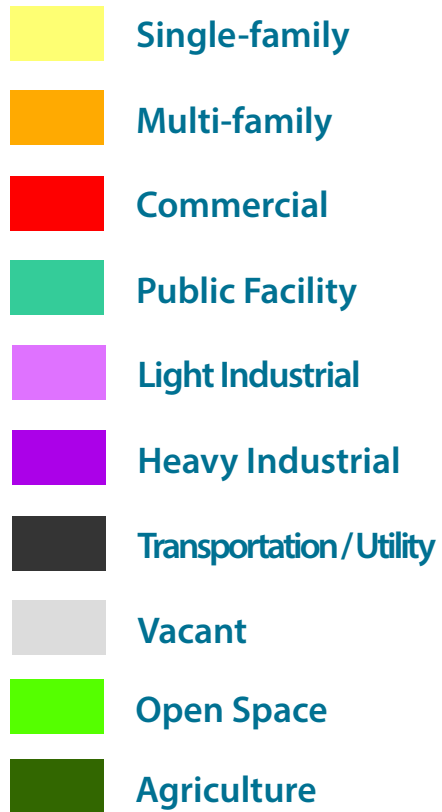
## EXISTING CONDITIONS INVENTORY

### Section A - A'































# Existing Land Use

- Bermite Road property use?

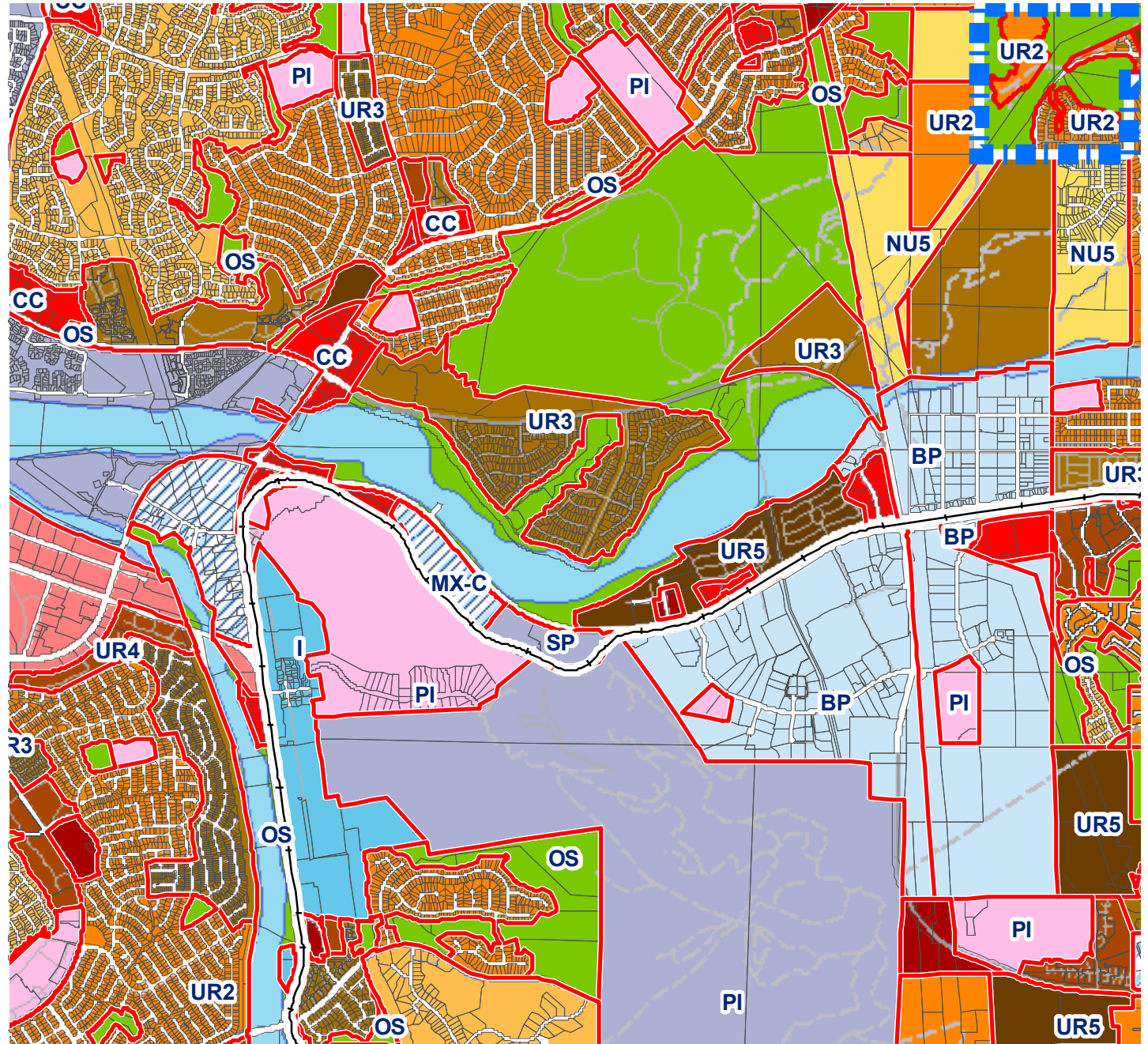


Source: SCAG, 2012; updated based on Google Earth Imagery, 2018.



-  Santa Clarita Boundary
- County Draft General Plan**
-  County Draft General Plan
-  County Line
-  CSD
-  Water Ways
- Draft General Plan**
- Mixed Use**
-  MX-C
-  MX-N
- Commercial**
-  CC
-  CN
-  CR
- Industrial**
-  BP
-  I
- Open Space**
-  O-NF
-  OS
-  OS-BLM
- Specific Plan**
-  NL SP; SP
- Rural Residential**
-  NU1/RR1 = 0.05 du/a
-  NU2/RR2 = 0.1 du/a
-  NU3/RR3 = 0.2 du/a
-  NU4/RR4 = 0.5 du/a
-  NU5/RR5 = 1.0 du/a
- Urban Residential**
-  UR1 = 2.0 du/a
-  UR2 = 5.0 du/a
-  UR3 = 11.0 du/a
-  UR4 = min. 10 du/a - max 18.0 du/a
-  UR5 = min. 19 du/a - max. 30.0 du/a
- Other**
-  PI - Public/Institutional
-  TC - Transportation Corridor

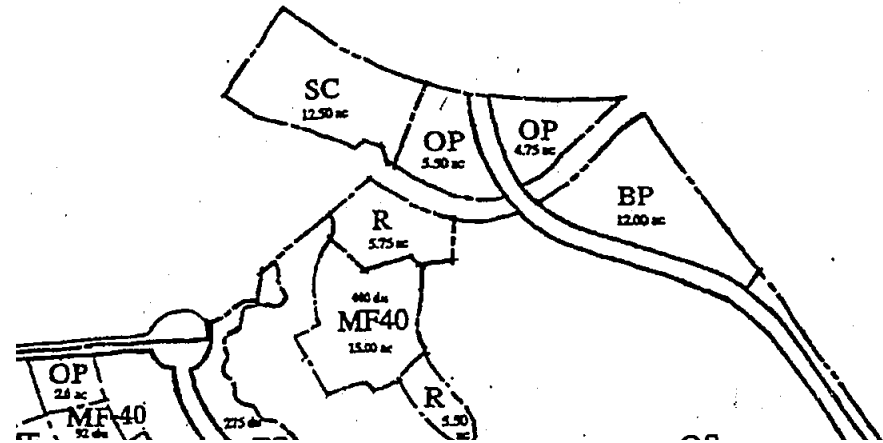
Map: CA State Plane, Zone 5, NAD83, Feet.



Source: City of Santa Clarita General Plan ( June 2011)

# Porta Bella Specific Plan (1995)

## EXISTING CONDITIONS INVENTORY



### KEY

1. RAIL STATION AND COMMERCIAL
2. OFFICE/BUSINESS PARK
3. MULTI-FAMILY RESIDENTIAL
4. SPORTS CLUB/GOLF DRIVING RANGE
5. PEOPLE MOVER/ESCALATOR

Land Use Designation	Map Designation	Density Range	Land Use Area (Acres)	Target # of Units	% of Total Dwellings	% of Total Area
Open Space	OS	na	406.95	na	na	40.9%
Parks & Recreation	P, R	na	41.75	na	na	4.2%
<i>Subtotal of Open Space, Parks &amp; Rec.</i>			<i>448.70</i>			<i>45.1%</i>
Elementary School	ES	na	10.00	na	na	1.0%
Master Streets	na	na	56.00	na	na	5.6%
<i>Subtotal of School &amp; Master Streets</i>			<i>66.00</i>			<i>6.6%</i>
<b>Single-Family Residential</b>						
SF 10,000	SF 10,000	2-4 du/a	63.15	144	4.9%	6.3%
SF 8,000	SF 8,000	3-5 du/a	41.75	127	4.4%	4.2%
SF 6,000	SF 6,000	4-6 du/a	87.50	326	11.2%	8.8%
SF 4,000	SF 4,000	6-8 du/a	35.40	211	7.2%	3.6%
SF Paired	SF P	6-8 du/a	72.00	436	15.0%	7.2%
<i>Subtotal of Single-Family</i>			<i>299.80</i>	<i>1,244</i>	<i>42.7%</i>	<i>30.1%</i>
<b>Multi-Family Residential</b>						
MF 10	MF 10	8-12 du/a	17.50	175	6.0%	1.8%
MF 12	MF 12	10-14 du/a	21.50	222	7.6%	2.2%
MF 18	MF 18	16-20 du/a	13.70	204	7.0%	1.4%
MF 22	MF 22	20-22 du/a	14.30	259	8.9%	1.4%
MF 40	MF 40	38-42 du/a	18.50	532	18.3%	1.9%
Town Center	TC	12-18 du/a	na	275	9.4%	na
<i>Subtotal of Multi-family</i>			<i>85.50</i>	<i>1,667</i>	<i>57.3%</i>	<i>8.6%</i>
<b>Commercial</b>						
Town Center	TC	na	24.75	na	na	2.5%
Soledad Comm.	SC	na	12.50	na	na	1.3%
Neighborhood	NC	na	8.50	na	na	0.9%
Office Park	OP	na	19.00	na	na	1.9%
Business Park	BP	na	27.25	na	na	2.7%
Institutional	I	na	4.00	na	na	0.4%
<i>Subtotal of Commercial</i>			<i>96.00</i>			<i>9.6%</i>
<b>Total of Project Area</b>			<b>996.00</b>	<b>2,911</b>	<b>100.0%</b>	<b>100.0%</b>



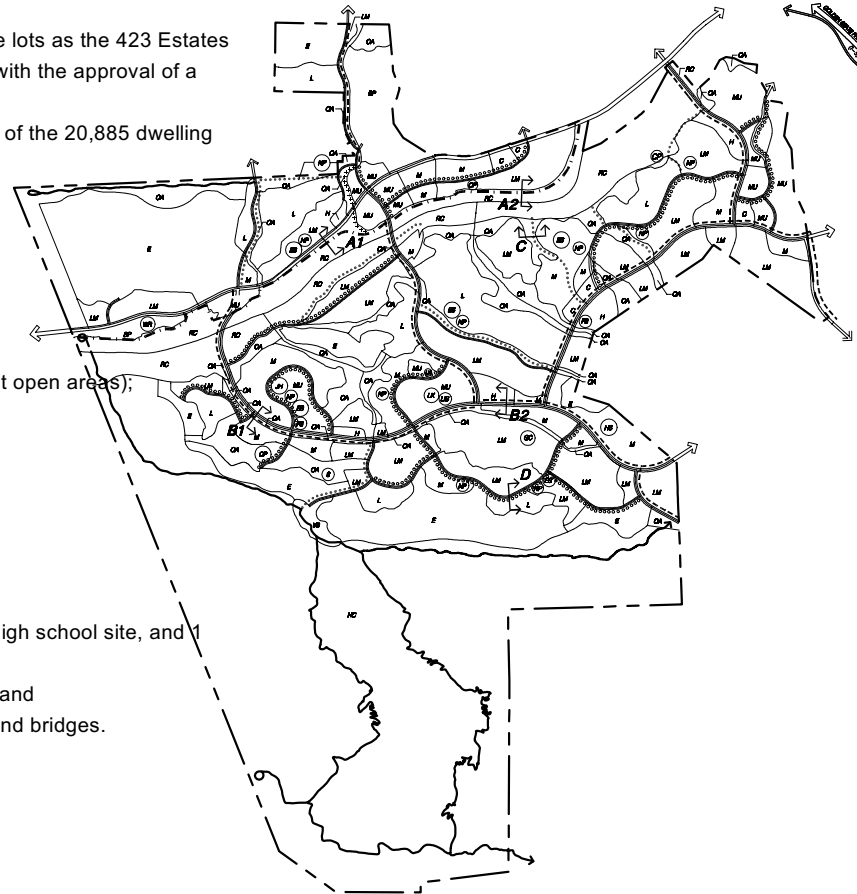
# Newhall Ranch

## EXISTING CONDITIONS INVENTORY

- Expected transit ridership on Metrolink to Los Angeles?
- Connections to bicycle trail network?



- 20,885 dwelling units;
- 423 *Second Units* eligible for construction on the same lots as the 423 Estates included in the 20,885 dwelling units indicated above with the approval of a CUP;
- 629 acres of Mixed-Use development, including 4,101 of the 20,885 dwelling units indicated above;
- 67 acres of Commercial uses;
- 249 acres of Business Park land use;
- 37 acres of Visitor-Serving uses;
- 1,010 acres of *Open Area*, including
  - 141 acres of Community Parks, and
  - 869 acres in other open areas;
- 5,159 acres in *Special Management Areas* (permanent open areas);
- 50 acres in 10 neighborhood parks;
- a 15-acre lake;
- a public trail system;
- an 18-hole golf course;
- 2 fire stations;
- 1 public library;
- 1 electrical substation;
- the reservation of 5 elementary school sites, 1 junior high school site, and 1 high school site;
- a 6.8-million gallon per day Water Reclamation Plant; and
- other associated community facilities, such as roads and bridges.



**NEWHALL RANCH.**  
 SPECIFIC PLAN  
 Prepared For: Newhall Ranch Company

### LEGEND

- REGIONAL RIVER TRAIL
- COMMUNITY TRAIL
- EQUESTRIAN TRAIL COMPONENT OF COMMUNITY TRAIL
- LOCAL TRAIL
- PATHWAY
- UNIMPROVED TRAIL

### TRAIL SECTIONS

- SECTIONS A1 & A2 EXHIBIT 2.4-6
- SECTIONS B1 & B2 EXHIBIT 2.4-7
- SECTIONS C & D EXHIBIT 2.4-8

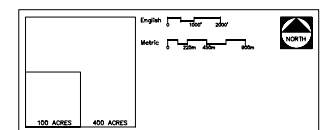


EXHIBIT 2.4-5  
**MASTER TRAILS PLAN**



# TOD Examples

## EXISTING CONDITIONS INVENTORY

