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COPY

CITY OF SANTA CLARITA
PLANNING COMMISSION MEETING

IN THE MATTER OF

AGENDA ITEM NO. 4

(MASTER CASE NO. 02-175, VESTING
TENTATIVE TRACT MAP 53425, GENERAL
PLAN AMENDMENT 02-002, ZONE CHANGE
02-002, OAK TREE PERMIT 02-025,
CONDITIONAL USE PERMIT 02-009,
HILLSIDE REVIEW 02-003 AND
ADJUSTMENT 02-010)

ENVIRONMENTAL IMPACT REPORT
SCH #2001091081

.....

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA 91355

TUESDAY, MARCH 2, 2004

HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORTER: Martha Nelson

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by electronic sound recording, transcript
produced by Federally Approved transcription service.

APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER
COMMISSION VICE CHAIR: DIANE TRAUTMAN
COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN
SENIOR PLANNER: LISA HARDY
FRED FOLLSTAD
ASSOCIATE PLANNER: JEFF HOGAN

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
JOHN VALENZUELA, SAN FERNANDO BAND OF INDIANS
HENRY SHCULTZ, SIERRA CLUB
ILEENE ANDERSON, THE CALIFORNIA NATIVE PLANT SOCIETY
TERESA SAVAIKIE
KAREN PEARSON, SIERRA CLUB
ERIC JAKEMAN
BLAKE BONELLI, SAUGUS SPEEDWAY
STACEY KILLEHER

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, MARCH 2, 2004

2 PROCEEDINGS IN PROGRESS

3 AGENDA ITEM NO. 4 BEGINS AT 8:38 P.M.

4 CHAIR BERGER: Okay. Welcome back, and we'll call
5 the meeting back to order. We're on Item Number 4, Master Case
6 Number 02-175, and we'll welcome in Mr. Jeff Hogan.

7 ASSOCIATE PLANNER HOGAN: Good evening Chairperson
8 and members of the Planning Commission. I'm Jeff Hogan,
9 Associate Planner with the Planning Division. The item before
10 you tonight is the Riverpark EIR Project. The applicant is
11 Newhall Land and Farm, and they're requesting to develop six
12 hundred and ninety-five acres that's located in the center of
13 the city. One second here. Sorry, my computer was off here.

14 The proposed site's located at the eastern terminus
15 of Newhall Ranch Road, east of Bouquet Canyon, north of Soledad
16 Canyon, and south of the CLWA Treatment Facility and Central
17 Park.

18 The purpose of tonight's meeting is to open the
19 public hearing for the project, to give a quick introduction of
20 the project and to establish a meeting schedule so that all the
21 Planning Commission -- Commissioners can work with. It's also
22 important to know that tonight's meeting is focused on the
23 project description. Staff will be presenting future
24 presentations on all the environmental impacts in April, after
25 the draft EIR is released.

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1 The applicant, Newhall Land and Farms, submitted an
2 application back in May of 2002 which consisted of General Plan
3 amendment, zone change, vesting tentative tract map,
4 conditional use permit, hillside permit, oak tree permit and
5 adjustment to allow one thousand one hundred and eighty-three
6 dwelling units and forty thousand commercial square feet.

7 Back in June of 2002 staff determined that an EIR was
8 required. And after interviewing three environmental firms
9 Impact Sciences was hired to prepare the EIR. The notice of
10 preparation for the project for the EIR was circulated to all
11 the outside agencies in September of 2000 and again in October
12 of 2003. A public scope meeting was held in November of 2002.
13 It gave a chance or an opportunity for all the public and
14 outside agencies to voice their concerns on the project. And
15 just recently we've completed a draft EIR, and it will be out
16 for public review starting tomorrow, March 3rd, 2004 -- and May
17 3rd, 2004 you -- the Planning Commissioners will be receiving
18 their copies tonight. That's what the boxes behind me are for.

19 Over the past year and a half staff and applicant
20 have been working on the site plan, revising it, to reduce oak
21 tree impacts, to improve an internal roadway system, and to
22 improve the park site and the public trail system.

23 However, staff and applicant are still continuing to
24 work on the park site. There's some unresolved issues. And
25 we're, we're going to be taking that up to the Parks Commission

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1 this Thursday night, and we'll be bringing back their
2 recommendation in the future here soon.

3 Before getting into the project summary I just wanted
4 to familiarize the Planning Commission with the site plan that
5 you'll be seeing in the next few slides here, if my mouse works
6 here.

7 Bouquet Canyon is located here. The future Newhall
8 Ranch Road runs along here. Soledad Canyon is along the south
9 side of the slide here, and the future Santa Clarita Parkway
10 runs a north/south direction right here.

11 The project includes, again, the development of six
12 hundred and ninety-five acres of land for single family and
13 multi-family uses, commercial uses, recreational and park uses,
14 infrastructure and open space.

15 We'll start with the residential component first.
16 The applicant is proposing three single family areas within the
17 project site. Area 1 would consist of approximately two
18 hundred and twenty single family lots. Area A-2 would consist
19 of approximately -- or not approximately, but a hundred and two
20 lots. And Area B would consist of a hundred and seventeen
21 single family lots, for a total of four hundred and thirty-nine
22 single family lots. And the four hundred and thirty-nine
23 single family lots would consist of approximately eighty-three
24 acres of the six hundred and ninety-five acre site. And the
25 majority of the lots would average around five thousand square

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1 feet. There is approximately a hundred and six of them in
2 A -- Area A-1 that they're asking for adjustment, we'll get
3 into it a little later.

4 In addition to the single family areas that we spoke
5 proposing two multi-family areas. Area D which would proposed
6 three hundred and twenty-four apartments. And Area C which
7 would propose four hundred and twenty apartments, for a total
8 of seven hundred and forty multi-family units, and consisting
9 of approximately sixty-six acres of the six hundred and ninety-
10 five acre site.

11 Next is a commercial component that's located at the
12 northwestern corner of the site, Area E. It's a three acre
13 site approximately -- Newhall has approximately -- the ability
14 to build approximately four hundred commercial square feet. No
15 uses or buildings are proposed at this time.

16 The recreational park component of the project
17 consists of public and private park areas and public trails.
18 The applicant is proposing a twenty-nine acre public park in
19 the center of the project that would consist of five active
20 acres, a small area for passive uses, and twenty-three point
21 nine open space acres.

22 Let's jump down to the private recreation lots. The
23 applicant is providing three primary recreational facilities.
24 One in Area A-1, here. Area A -- Area D and Area C. And in
25 addition to those three primary recreational facilities they're

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1 proposing four additional secondary private recreational
2 facilities that are located in Area A-1 and Area B.

3 The public trail system will be running along the
4 Santa Clara River starting at the commercial site, running
5 along, again, the Santa Clara River all the way to the eastern
6 portion of the site. And it will be connecting, connecting to
7 the public park and a few of the recreational facilities, and
8 the Class 1 trail on Newhall Ranch Road. The applicant is also
9 proposing to dedicate approximately three hundred acres of open
10 space to the City, which consists of the Santa Clara River.

11 The infrastructure component of the project would
12 include Newhall Ranch Road -- including Newhall Ranch Road,
13 Golden Valley Road Bridge, Santa Clarita Parkway, and numerous
14 internal roadways.

15 The project itself necessitates Newhall Ranch Road
16 two lanes, including the Newhall Ranch Road, Golden Valley Road
17 Bridge. And it would start from the eastern terminus of
18 Newhall Ranch Road and continue all the way to -- what the City
19 is doing right now is the Soledad/Golden Valley Road flyover.
20 The applicant would also construct Santa Clarita Parkway from
21 Newhall Ranch just north of the Santa Clara -- south down to
22 the north part of the Santa Clara River.

23 The applicant is also proposing five point five
24 million cubic yards of earth movement that will be balanced on
25 site. The cut area will be in this general area, and the fill

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1 areas will be on the western portion of the site. And just --
2 and there's three point six million cubic yards of remedial
3 grading that will be scattered throughout the site.

4 Bank stabilization. The applicant is proposing nine
5 thousand linear feet of bank stabilization. Three thousand of
6 that will be required and necessary for Newhall Ranch Road and
7 the bridge abutments, and the remaining six thousand linear
8 feet is required and necessary for the residential and
9 commercial components. There's an additional fifteen linear
10 feet of toe protection to protect Area B.

11 On to oak trees. The site, the site contains eight-
12 seven oak trees consisting of twenty-five California oak trees,
13 fifteen valley oaks and one blue oak. The majority of them are
14 located within the center of the project where the proposed
15 public park is, and there are several also that are just
16 scattered throughout the site. There are ten heritage oak
17 trees on site. Two of them are dead and will be removed.

18 The applicant is proposing fifteen oak tree removals,
19 three of which are scrub oaks and the remaining are twelve
20 valley oaks. To the twelve valley oaks the applicant is
21 proposing to relocate within the site. And three of them are
22 of heritage size. And lastly, the applicant's also requesting
23 three oak tree encroachments.

24 Physical characteristics of the site. The northern
25 portion of the site consists of southwest, south to southeast

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1 trending ridges, secondary ridge lines. And the southern
2 portion of the site entails the Santa Clara River.

3 Existing uses. This site is predominantly vacant,
4 with the exception of several buildings located where the
5 proposed park is located, and it's used for a construction
6 business. There are existing water wells. The CLWA Pipeline,
7 Southern California Edison electrical transmission lines, and
8 the Los Angeles Aqueduct.

9 Surrounding land uses. To the north of the project
10 site you have single family homes, the Emblem tract, Central
11 Park, the CLWA Treatment Facility, more vacant land. To the
12 east of the project site you have vacant land. And to the
13 south you have vacant land, the Metrolink Station, Saugus
14 Speedway, and various commercial shopping centers. And to the
15 west of the site are more commercial shopping centers.

16 The next few slides are going to be an overview of
17 all the entitlements the applicant's requesting. The first one
18 is a General Plan amendment. The applicant's requesting to
19 change designations from Residential Moderate, Industrial
20 Commercial -- Community Commercial, Commercial Office with SEA
21 and VCC overlays, which are Significant Ecological Area and
22 Valley Center Concept, and Community Commercial with a VCC
23 overlay. And they're changing it to Residential Moderate with
24 an SEA overlay, Residential Moderate with a VCC overlay, and
25 Community Commercial with a VCC overlay.

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1 To be consistent with the General Plan the applicant
2 is requesting a zone change from RM, IC, CO(PD), CC(PD), CC and
3 MHP. And they're requesting to change it to Residential
4 Moderate with a Planned Development Overlay, Community
5 Commercial with a Planned Development Overlay.

6 Under the proposed zone change using the hillside
7 calculations applicant would be allowed approximately sixty-six
8 hundred dwelling units and forty-nine thousand commercial
9 square feet. However, the applicant is providing -- or
10 proposing one thousand one hundred and eighty-three dwelling
11 units and forty thousand commercial square feet.

12 Under the existing zoning designations using the
13 hillside calculations the applicant would be allowed
14 approximately three thousand dwelling units, three point four
15 million square feet of commercial, and five hundred thousand
16 industrial square feet.

17 The applicant is also requesting a vesting tentative
18 tract map to subdivide the six hundred and ninety-five acre
19 site into five hundred and forty-five lots.

20 A conditional use permit is being requested, as it is
21 required because of the proposed Planned Development Overlay.
22 Other requests in the conditional use permit is to allow for
23 multi-family buildings to exceed thirty-five feet and two
24 stories to a maximum of three stories or fifty feet in height.

25 Approval of the hillside innovative application to

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1 allow development on two secondary ridge lines and vehicle
2 gating for planning Area C.

3 Well, tree permit, we've kind of gone over that on
4 the oak tree summary, so I'll just kind of show you the
5 specifics. The red, red triangles represent the twelve valley
6 oak removals, and the H's represent the heritage removals, and
7 the blue circles represent the three scrub oak removals, and
8 the three yellow stars represent the three oak tree
9 encroachments.

10 A hillside permit is required as the applicant is
11 proposing to develop on slopes greater than ten percent, in
12 addition to development on secondary ridge lines. The
13 project's average cross-slope is approximately fifteen percent,
14 and the applicant is also requesting to develop on two
15 secondary ridge lines on the site. There's a third secondary
16 ridge line within the slide that's not on the project site and
17 is not being impacted.

18 Under the hillside permit and the conditional use
19 permit, the applicant is requesting the project to be
20 considered an innovative project in order, in order to encroach
21 upon the two secondary ridge lines you see here in red.

22 The eastern secondary ridge line, the applicants are
23 requesting to encroach on for Area C development, which is the
24 four hundred and twenty apartments. And the applicant is also
25 requesting to develop and encroach upon the secondary ridge

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1 line here for Newhall Ranch Road and Area B.

2 Just to also note to the Planning Commission that
3 this ridge line right here has been significantly disturbed by
4 the development of the CLWA Treatment Facility, so we'll get
5 more into that in the aesthetic sections of the EIR.

6 The last entitlement the applicant is requesting is a
7 maximum twenty percent reduction in lot size, lot width, front
8 yard setbacks, and property line walls. The minimum lot size
9 in the RM zone is five thousand square feet and the minimum lot
10 width is fifty feet. The applicant is requesting that a
11 hundred and six lots in area A-1 be forty-nine fifty square
12 feet to four thousand nine hundred and fifty square feet,
13 rather than the five thousand, and that lot widths are a
14 minimum of forty-five feet.

15 In addition, the applicant's requesting that the
16 twenty foot front yard setbacks be reduced to sixteen feet, and
17 the garages be reduced to eighteen feet, rather than the twenty
18 feet requirement.

19 And the applicant is also requesting that all the
20 property line walls facing Newhall Ranch Road and the Santa
21 Clarita Parkway have an increased height of seven feet rather
22 than the required six feet. This increase would assist in
23 negating the noise impacts, which we'll get into down in the
24 future.

25 The next few slides are pictures of the site. Here's

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1 a northeast view of the site from Soledad looking over the
2 Santa Clara River, and you're going to be looking at Area A-1.
3 And the bottom picture here is another northeast view of the
4 site looking over the Santa Clara River again, and looking at
5 Area B, Area C, and possibly the Newhall Ranch/Golden Valley
6 Road Bridge.

7 The top picture here is a northwest view of the, of
8 the project site, looking at the most eastern -- looking from
9 the most eastern portion of the site, the red star right here.
10 And you'd be looking at Area C again and the proposed Newhall
11 Ranch/Golden Valley Road Bridge. The bottom site here, the
12 green star, again, a northwest view looking at the site over
13 the Santa Clara River, and you'd be looking at possibly the
14 public park in Area A-1 and Area A-2.

15 The last few pictures here is an east view of the
16 site from the eastern terminus of Newhall Ranch Road. This is
17 where we met out at the site tour. So you'd be looking down
18 Newhall Ranch Road, the future Newhall Ranch Road, and on the
19 lefthand side here would be the Area D, which are the three
20 hundred and twenty-four apartments. And the bottom picture's a
21 south view of the site looking from the Emblem tract. And
22 actually the seal right here is part of the project site.
23 They're proposing to bring it down fifty feet, so the project
24 would be over this, this hill right here.

25 And last slide here. Staff recommends that the

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1 Planning Commission establish a meeting schedule, provide any
2 feedback to staff on the project, and receive testimony from
3 the public, and continue that public hearing to the April 6th,
4 2004 meeting. This concludes staff's presentation and we'd be
5 happy to answer any questions.

6 CHAIR BERGER: Thank you, Mr. Hogan. Before we get
7 to questions -- or I guess what -- we'll get -- I'll get it in
8 a second. Any, any questions to Mr. Hogan at this point? No?
9 Okay. Thank you.

10 The applicant tonight, we have Mr. Glenn Adamick.
11 Welcome, Glenn.

12 MR. ADAMICK: Thank you, Chairman Berger and members
13 of the Commission. I'll let Cory get set up here on the, on
14 the Powerpoint. I wanted to, to kind of run through a brief
15 Powerpoint presentation. Jeff covered a great deal of the
16 details associated with the project, and I know you'll be
17 seeing a lot of me probably for the next six months, so you
18 probably don't want to see too much of me tonight. So I'll
19 touch on some of the, the project facts that, that perhaps Jeff
20 didn't.

21 Again, the, the Riverpark properties approximately
22 seven hundred acres. We'll go to the next slide. It's located
23 smack dab in the central -- in the center of the city. The
24 reason for it being in the Valley Center Concept is it's really
25 right in the core of the City of Santa Clarita, it does have a

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1 great deal of river frontage along the Santa Clara River and
2 includes the extension of Newhall Ranch Road, which is the
3 cross-valley connector. This is one of our final Valencia
4 communities as part of the Valencia Master Plan. Let's go to
5 the next slide.

6 This is the community plan. And, and what I wanted
7 to, to kind of quickly touch on was some of the amenities that,
8 that we are proposing with the project. Of course we're
9 extending the Santa Clara River trail approximately two miles
10 from its western terminus today from your Bouquet Canyon along
11 the project frontage all the way to the eastern terminus of the
12 project site, which is a little east of the future Newhall
13 Ranch Road/Golden Valley Road Bridge.

14 There's about three hundred and thirty acres of river
15 property that would be dedicated to the City of Santa Clarita
16 into perpetuity, it would be under City ownership.

17 As Jeff indicated we have four hundred and thirty-
18 nine single family lots. Those are spread out throughout what
19 would be four residential single family neighborhoods. This is
20 Area A, A actually, A-1, B. About two hundred and twenty lots
21 here, a little over a hundred here and a little over a hundred
22 here.

23 The lot sizes actually range anywhere from about
24 forty-nine hundred square feet all the way up to about ten
25 thousand square feet, so there's a lot of variation. And what

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1 we tried to do was really segment the lot sizes, starting with
2 some of the smaller lots on what would be the, the western
3 portion of the property, increasing the lot sizes as we move
4 east, where over here we have average lot sizes of about sixty-
5 six hundred square feet. So we've tried to accommodate really
6 four different distinct neighborhoods.

7 Another key amenity associated with the project is
8 the provision of a twenty-nine acre park in the middle of the
9 project site. If you remember from the field trip this is a
10 very visible canyon in the project site. It contains the bulk
11 of the oak trees. It's presently, presently being used as a
12 contracting storage yard, but really is a, is a great canyon.
13 It has a lot of, has a lot of existing vegetation that can be
14 incorporated into this park and that's been kind of really the,
15 the game plan.

16 What we are proposing as a part of the project is
17 that we would improve about five acres of that as an active
18 neighborhood park which will be owned and maintained by the
19 City of Santa Clarita. And then we would have about twenty-
20 four acres adjacent to that that we would dedicate to the City
21 as part of our oak tree mitigation and that would be combined
22 with the park and really create kind of a nice, nice amenity
23 for, for this community as well as the City.

24 We're also proposing three primary rec centers within
25 the project, will be distributed in each of the multi-family

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1 sites and then a central one in the single family site.

2 I think finally on the bank stabilization, we are
3 proposing with the bulk of the bank stabilization to do buried
4 bank stabilization, which is a treatment that, that I think the
5 Commission is extremely familiar with now, having seen it on
6 the Bridgeport community on the North Valencia II community,
7 and I think recently you took a field trip and saw some of,
8 some of it under construction on the Soledad site. It's a
9 total of nine thousand linear feet of bank stabilization.

10 What we've been able to do with the project design is
11 eliminate a lot of the bank stabilization from this point here
12 all the way to the bridge abutment. And the reason for that is
13 we've pulled away from the river in those areas. So we've just
14 eliminated that bank stabilization altogether. All that would
15 occur down there at the, at the base of those slopes is the
16 river trail. The river trail does include a pedestrian
17 crossing over the top of the L.A. Aqueduct as well. We can go
18 to the next slide.

19 This is a blowup of the park plan just to give you a,
20 a better idea. Access is proposed to come off of Newhall Ranch
21 Road, Santa Clarita Parkway, into the community and then into a
22 cul-de-sac here where a parking lot would be constructed off of
23 the cul-de-sac. This would be the active portion of the park.
24 As everybody, when they were out there on the field trip,
25 notice there is a, a side drainage that comes down this canyon.

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1 The idea is to enhance this in the upper portions. And through
2 the park keep it in tact, not box it, but make it an amenity as
3 a part of the park and extend it down to the bank
4 stabilization. This is a water quality basin which is a
5 requirement of, of projects today to treat runoff water coming
6 off the site. Next slide.

7 These are some examples of, of some of the product
8 types that we're looking at for the single family development.
9 Again, there's going to be a lot of variation there. You're
10 looking at really four distinct communities, so we have an
11 opportunity to really do some different elevations and, and
12 accomplish some different things. I think what we're trying to
13 do here is show some examples of some side turned garages, some
14 examples of some recessed garages, and some of the more
15 traditional Valencia style residential developments that you've
16 seen. So the idea is to really mix up the street scene. The
17 project does propose parkways throughout. The reason for the
18 reduced setback is to really provide an additional variation on
19 that street scene, allow us to move a little bit forward on
20 some of the lots, and be a little bit farther away on some of
21 the lots. So really to break that up so you're not looking at
22 a uniform street scene.

23 The multi-family again is, is, at least what I've,
24 I've tried to explain it as in both of our locations is really
25 kind of a Montecito product, taken off the shelf and put on the

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1 site. And for those of you who are familiar with Montecito
2 it's located adjacent or across the street from the spectrum,
3 three stories. These are some, some additional elevations,
4 just to give you a kind of an idea of quality and theme and
5 those types of things that we would be proposing with the
6 project.

7 I think, I think Jeff touched on this but, but I
8 think it's an important point, point to reenforce, I think to
9 the public and to the Commission. We have really spent a lot
10 of time working on a design that we feel deals with a lot of
11 the, the constraints on the property. And the example of that
12 is what the general -- the City's General Plan allows today.
13 And being this is part of the Valley Center Concept, if you
14 were to fully utilize the General Plan you can even get higher
15 densities, but basically the City's General Plan allows today,
16 based on the residential land use designations on the site, a
17 maximum of thirty-four hundred units, almost two million square
18 feet of retail commercial, almost eight million square feet of
19 office and, as Jeff indicated, over five hundred thousand
20 square feet of industrial commercial.

21 This does not include, you know, kind of implementing
22 the project under the Valley Center Concept. When the Valley
23 Center Concept was created it was created with the idea that
24 this area would be the core of the City and you would have some
25 higher densities and intensities. So it, it, it talked about

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1 having residential densities up to fifty units per acre and
2 commercial densities, especially in, in areas of commercial
3 office up to a ten-to-one FAR.

4 So as you can see, I think the project reflects the
5 fact that we've really made an attempt to deal with the site
6 constraints, pull away from some of the environmental resources
7 and, and come up with a project that we feel confident that,
8 that deals with all of those issues.

9 As Jeff indicated we're proposing eleven hundred and
10 eighty-three residential units, it's about a third of what the
11 plan would permit. Forty thousand square feet of retail
12 commercial, which is about a fraction of -- a very small
13 fraction of what the plan would, would permit. And the project
14 does include over four hundred acres of open space. And that's
15 the three hundred and thirty acres of the river combined with
16 the twenty-nine acres of the park, as well as some other open
17 space parcels that are kind of distributed throughout the
18 entire site. Next slide.

19 As far as significant benefits, clearly the number
20 one is bringing to the table over twenty million dollars
21 (\$20,000,000) to the cross-valley connector. That would
22 include the projects BNT obligation, which is in the
23 neighborhood of about thirteen million dollars (\$13,000,000),
24 plus the dedication of right of way, which has been estimated a
25 value of about nine million dollars (\$9,000,000).

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1 The other benefit, of course, is dedication and
2 perpetuity of the Santa Clara River and the three hundred and
3 thirty acres that's associated with the project. The
4 dedication and improvement of the twenty-nine acre park. The
5 extension of a trail from the river trail through the park all
6 the way up to the Class 1 trail. Next slide.

7 Other benefits include the preservation of the unique
8 physical characteristics on the project site. When we looked
9 at the project we really felt that there were two areas that,
10 that were key, the river and the middle canyon. And we've done
11 what we think is an admirable job of, of staying out of both of
12 those.

13 There's nearly a two mile extension of the Santa
14 Clara River Regional Trail which has been part of the City's
15 General Plan since, since adoption and the City has been kind
16 of pursuing over the years.

17 And I think finally it supports the regional housing
18 needs. I think we've come up with what we feel is a well
19 balanced development that, that takes into account some of
20 the, the considerations that we had to deal with on the sight
21 and, and also provides the necessary housing for the region.

22 I think, finally, Jeff touched on the fact that, that
23 we were taking about fifty feet down on the, the ridge line
24 looking from the Emblem tract into the project. We worked over
25 the last, last year and had several meetings with several folks

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1 on Gavlin Drive (phonetic) to redesign that part of the
2 project. And as we get farther into the project and into the
3 design issues we will be bringing that redesign to the
4 Commission. And the bottom line is, is to, to, to leave that
5 ridge line, at least as it relates to Gavlin, in tact.

6 So that's the game plan. And, you know, as we get a
7 little bit farther along we want to bring that to you.

8 That really concludes my presentation. I want to
9 thank you again. We're looking forward to this process and if
10 you have any question please feel free to ask.

11 CHAIR BERGER: Thank you, Mr. Adamick. Any questions
12 for Glenn while he's up? No? Thank you, sir.

13 Okay. Ladies and Gentlemen, I just kind of want to
14 give you a little update of what we're, we're doing here
15 tonight and kind of the plan. Today really is, is, as we
16 mentioned earlier, is just an opening introduction to us. The
17 project description. We're going to okay the schedule and a
18 couple items like that.

19 It's -- the most important thing is that on a project
20 like this your input is extremely important. So we're looking
21 forward to this meeting and all the meetings that we have to
22 hear your input. And with that what we're going to start
23 tonight with is the -- we have a few people with -- in
24 opposition here and I'll, I'll bring him up. We have, number
25 one, John Valenzuela.

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1 MR. VALENZUELA: Mr. Chairman, the Commissioners, my
2 name is John Valenzuela, I'm the Chairman of the San Fernando
3 Band of Mission Indians.

4 (inaudible) has sent a letter to the City concerning
5 this project wherever there's a project that involves
6 archeological sites. Nobody responded to my letter. I
7 understand there was somebody else that made a survey on that
8 land without notifying us. We also notified Newhall Land and
9 Company that we existed here. We have over six hundred
10 members. Our genealogy comes from here, our history is from
11 here, and we are the people to deal with.

12 We should be the people to determine about these
13 sites if they're gonna be disturbed. I understand that one of
14 the sites is going to be disturbed. I understand I'm going to
15 get a copy of the report to see what the report says here,
16 because I never did get any information as to what it really
17 consisted of.

18 I do have concerns about these sites. And I want to
19 tell you and each individual Commissioner here that all along
20 the Santa Clara River is a sensitive site for us. And this
21 destroying of these sites has to come to a stop, it really
22 does. We're losing, everyday, on construction sites that are
23 completely taken away. We had a site that was taken away in
24 the Moreno Valley that fifty feet where we (inaudible) of this
25 site was destroyed, and that is a shame. But I (inaudible) we

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1 have to go through this to make people realize that we still
2 exist here and we should have an input on it.

3 And I oppose this project because I don't want to see
4 any archeological site destroyed. Are people were here.
5 There's a possibility you might find a burial site. I am
6 listed as a (inaudible) with the Native American Heritage
7 Commission. And if any remains was to be found on this project
8 the would contact me and I would be the deciding guy to see
9 what would happen with those remains.

10 And I'm a little bit disturbed because the Planning
11 Commission did not let me know about this. And, and, and I'm
12 making a demand of you know that you seriously look at what the
13 impact of these sites are going to be. Not only on the top of
14 it, what's underneath it. And all along those banks of those
15 rivers, like I said, are sensitive. And you really have to put
16 your, your heart into it and look what it's really destroyed
17 for us, from us.

18 Our ancestors were here, and little by little it's
19 being destroyed. And it's about time that the City and
20 developers look at the idea a little more special than what
21 they have been doing now, because it means a lot to us. And it
22 just means like if we got a bulldozer or we got a Cat that went
23 to the cemetery in (inaudible) Valley and it went to it, it
24 would be the same thing for us.

25 CHAIR BERGER: Thank you very much, Mr. Valenzuela.

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1 MR. VALENZUELA: Thank you.

2 CHAIR BERGER: I have Henry Schultz or Schulte (sic).
3 Followed by Irene (sic) Anderson -- or Ileene.

4 MR. SCHULTZ: Thank you for allowing me to speak. My
5 name's Henry Schultz and I am representing the Sierra Club.
6 And also a candidate for City Council, by the way, if you want
7 to vote for me. And the reason I'm here is this project is a
8 sham. It's name is a sham.

9 What kind of sham is it? Well, I have in my hands
10 here something that says "Santa Clara Riverpark Project, 1995,"
11 a project done by the City, accepted by the City, complete with
12 designs, how to do river parks. And it selects these parks.
13 And what I've passed out to you is a little map, and all these
14 are the sites. We already have wiped out two of the best
15 sites. We did that over in the North Valencia Annexation
16 Project. Gone.

17 The best site here now is the one that's right as you
18 go passed where the Newhall Ranch Road would begin to extend,
19 that's the best part of the river there. That's all going to
20 be wiped out.

21 This project has just tons of problems because it is
22 just chopping up land. It's going to fill and cut everything
23 that's there, all the natural landscape. The river is going to
24 be impacted. And the roads, you have Newhall Ranch Road that's
25 going to just go straight through the middle of it. All these

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1 homes, and you heard him trying to raise the wall to get rid of
2 the sound, it ain't gonna work. People who live in this thing
3 are going to be miserable. You've got a big road going on one
4 side of you and a big road crossing on the other side, and it
5 chops the property right in two. Bad design.

6 I would make a recommendation because this bridge
7 that doesn't need to be built should be wacked off and all the
8 money that's going to be put by the developer into that bridge,
9 thirty million or whatever, could go to pay for the remaining
10 part of this park that we could build that would hook onto the
11 central park. We need to think outside the box on this
12 project. You've got to. This is a terrible project as it sits
13 and it's going to break up everything.

14 Look at the way these parks are designed on here.
15 They run along the river. The little park that we have here
16 goes perpendicular to the river, that's no good. That's a
17 little tiny -- there's no open space here. The open space
18 that's promised by this thing is the river. Most of this open
19 space is three hundred and thirty -- you can't do anything with
20 the river anyway, except of course block it to make sure that
21 these homes that are being dangerously built close to the edge
22 have to get protected. So you take -- get rid of the natural
23 boundaries and there goes the habitat protection. So the whole
24 thing is kind of a disaster.

25 So one of the things I'd recommend is that the

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1 Commission and everybody else, just because you have a whole
2 bunch of money sitting aside to build all these bridges what
3 happens is every time you add another road or bridge you add
4 more people. Each of these roads is going to become more
5 jammed than it was before. You don't improve anything. This
6 cross-valley connector is a loser. Kill the roads. Kill the
7 density. Just go in there and put in fewer houses. You can
8 make them more expensive if you want on one end of the
9 property, and you could get a development that would make just
10 as much money and you'd end up with a whole bunch of property.
11 You've got to really sit down with the developer and do
12 something that's going to help because this is a disaster.

13 And a lot of other people are going to talk about the
14 impacts of this project, but I just want to get in here and say
15 that we've got to do something about this project. This is a
16 disaster. Thank you.

17 CHAIR BERGER: Thank you, Mr. Schultz. Ms. Anderson?

18 MS. ANDERSON: Chairman and Commissioners, thank you
19 very much. My name is Ireene Anderson and I'm a Soft Botanist
20 with a statewide organization called California Native Plant
21 Society.

22 One of the four major concerns with this project, we
23 oppose the project as proposed because of the permanent impacts
24 on Santa Clara River flood plain. As of 1989, over fifteen
25 years ago, researchers out at the University of California have

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1 documented a ninety-eight percent reduction in wetlands and
2 flood plains in Southern California.

3 Wetlands and flood plains, as you know, provide a
4 variety of important functions that help counties, including
5 water treatment that increases water quality by taking out
6 nitrogen and other pollutants. You increase the infiltration
7 of (inaudible) protecting the water sources. And flood plains
8 provide flood protection by allowing water to flood out, slow
9 down and deposit sediments.

10 Other benefits of course from our perspective is this
11 (inaudible) scrub oak communities, most of which are considered
12 rare by the State of California. Therefore, we request that
13 the City improve the development out of the flood plain.

14 In my brief review of the documents on the back
15 table, seven out of the fourteen (inaudible) identified on the
16 property are considered rare by the State of California, and
17 six rare plant species with normal locations are also located
18 on the property. This represents a part of California's rich
19 natural heritage, which is globally recognized. California is
20 one of the (inaudible) viable (inaudible) hot spots, and it's
21 here in your own backyard.

22 Another concern that we have is the introduction of
23 exotic vegetation into the (inaudible) eco-system for
24 landscaping. Therefore we suggest the city support landscaping
25 with local landscape species, especially with the interfaces of

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1 the open space.

2 In conjunction with the Metropolitan Water District
3 and the Rancho Santa Ana Botanic Garden we're publishing a
4 gardener's training pamphlet on the care and feeding, or
5 actually lack of feeding, for native plants, which I hope that
6 you all take a look at and incorporate.

7 The last thing we, we request that brush clearings
8 for fire safety be included within the footprint of the
9 proposed project and whether it has any impacts to native
10 vegetation.

11 The California Native Plant Society urges you to
12 recognize your opportunity to conserve California's natural
13 (inaudible) as a legacies of our future generations. And also
14 to participate in (inaudible) species, to have more species
15 under (inaudible) Act Protection. Thank you.

16 CHAIR BERGER: Thank you, Ms. Anderson. Teresa
17 Savaikie.

18 MS. SAVAIKIE: Hi, good evening. Thank you for the
19 opportunity to speak tonight. My name is Teresa Savaikie. I
20 live in Saugus, I'm a parent and an environmental activist.

21 This project is, is -- whoops, is within the natural
22 (inaudible) plan. And we have witnessed several, several
23 issues within that project. We've had the developer consider
24 the presence of many, many species. We have had the City -- we
25 have met with the City, the Sheriff's Department, we have met

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1 with Fish and Game, we have met with Fish and Wildlife, we have
2 met with Army Corp of Engineers to discuss many of the illegal
3 activities that you sought to enforce such as off road vehicles
4 that continues to totally destroy the Santa Clara River. We
5 brought this first to your attention in 2001 when Nancy
6 Sandburg found a rare toad and to date you've done nothing.

7 And so I'm questioning how you can possibly protect
8 the resources above within this project area. That would be my
9 first thing.

10 The second thing is just roughly when I'm running
11 through the draft of your letter I noticed already you have a
12 species that I found, another, while driving behind Vons that's
13 not identified in the EIR, and that was a Western Spadefoot
14 Toad, which is a California species of special concern. And
15 you might say, well, how does she know that? Well, I
16 (inaudible), I called the biologist and they confirmed it.
17 Fish and Game is aware of it and yet it's already lacking in
18 the EIR, and you need to take just few moments (inaudible) to
19 look at it. You need to have surveys conducted by somebody
20 other than impact sciences. Really, independent surveys that
21 are conducted.

22 And also I'd like to add this, we are currently
23 spending tens of millions of dollars to move concrete out of
24 the L.A. River. The L.A. River will never, ever again support
25 Arroyo Toads, Arroyo Chub Fish, Stickleback Fish, they are

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1 lost, they're lost forever. And yet you continue to do the
2 opposite here. You can not just save the bottom of the river
3 and protect this resource, and I think you all know that. And
4 if you don't I would really appreciate taking you out into the
5 river and pointing out those issues to you with honest
6 biologists.

7 People that you've even hired to survey the TMC
8 Mining Project, evidently you trusted her, if she was to walk
9 through the Natural River Management Plan and (inaudible) and
10 this proposed project she would surely tell you the same. And
11 it's about time that the City look at the TMC Mining Project,
12 of which I'm totally opposed to, but you continue to scream
13 about how you want to protect that river up there from that one
14 mining project and yet you've got an entire arid plain portion
15 of the river being destroyed.

16 I have here today important bird areas, this is just
17 released by the State of California, the Santa Clara River
18 being one. It states in this the Santa Clara River is
19 seriously threatened to be, to be, to be completely destroyed.
20 I suggest you get the book and read it. It talks about the
21 damage within L.A. County. So I hope we consider the fact that
22 we might want to look at saving the Santa Clara River before it
23 meets the fate of the L.A. River. Thank you.

24 CHAIR BERGER: Thank you, Ms. Savaikie. Next up is
25 Karen Pearson.

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1 MR. PEARSON: Hi, that's right, I'm Karen Pearson.
2 Good to see you all here tonight and thank you for letting me
3 talk.

4 I've long been concerned about somehow having man
5 walk hand in hand with nature. I'm also concerned tonight
6 about having development walk hand in hand with the existing
7 residence, me being one of them.

8 This particular project is abutting kind of may
9 backyard. And I'm the backyard that is -- if you take the back
10 of Bouquet Center, the back fence of Bouquet Center, I look out
11 the south side of my backyard and that back fence is right
12 here, okay, and then it's clear to the hills there. But this
13 is where they want to put the apartment buildings, over here.

14 So I ask you not to allow them the extension and have
15 them go up several stories on those apartment buildings. And I
16 really am very concerned about the impact of that many people
17 living that close to my backyard. And the hill was cut back to
18 make room for Bouquet Center just -- so that it's like the hill
19 is cut here and the fence is located right there and I'm the
20 channel that goes through to Newhall Ranch Road. So all the
21 smog and noise can come straight through without the wonderful
22 blocking of the hill.

23 So yeah, I'm very concerned about the quality of life
24 that's going to happen to my backyard once this thing goes
25 through. And I don't know how you can mitigate those

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1 particular problems. I too was informed about that Western
2 Spadefoot Toad. That is part of the habitat down there that I
3 was informed about. And I was also told there is no way you
4 could mitigate that. You can not create other habitat for that
5 species, a special concern on -- at any level. So you need to
6 know that that is going to be an issue for you. You can't just
7 kind of pretend that's not going to be an issue.

8 And you have an interesting job. The interesting job
9 is you have the rights of the landowners, but there are also
10 the rights of the existing population. There are also the
11 rights of the species that have had habitat there for so many
12 years, and we've heard the cultural rights of the Indians. So
13 you get the, the fun of juggling all the rights of all the
14 people. And I'm just here to talk to you about my rights.

15 But other than that, I also want to congratulate
16 Glenn on saying up front that they don't plan at cutting the
17 hill at the end of Gavlin Drive, which is what I live on, fifty
18 feet, which would be horrid, it would be just ridiculous. That
19 hill is for the front of my yard a noise guard, a smog guard,
20 but it is also the ambience of our little cud-de-sac, and it's
21 a beautiful ambience and it deserves to remain in its existing
22 state. And I think again, that has to do with the rights of,
23 of us all.

24 And I see my red light. I'm going to be very polite
25 and thank you for being politely with your listening. I want

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1 to -- I wrote -- I sketched out while I was sitting there what
2 I wanted to say, I didn't get to say everything, so I'll hand
3 you this as a letter and you can read the rest of it.

4 CHAIR BERGER: If you can just hand it to Terasa,
5 that would be wonderful.

6 MR. PEARSON: Thank you very much.

7 CHAIR BERGER: Thank you, Ms. Pearson. Okay. Now we
8 have some speakers that are just going to speak on general
9 comments. And first up again is going to be Eric Jakeman.
10 Eric? Thanks. Thanks.

11 MR. JAKEMAN: Hello. My name is Eric Jakeman. I
12 live up in Sky Blue Mesa Track, which I believe is going to be
13 to the northeast of the development, and I have some concerns.
14 One, you've got eleven hundred and eighty-three homes being
15 built. I don't see one school on the project site. Both Sky
16 Blue Mesa and Plum Canyon (phonetic) are both overcrowded at
17 this point. The City has been very short cited in building
18 schools altogether, they have been for years. I don't think
19 they've built one new school without having portables on it
20 before it was occupied. I don't see one school. Where are
21 they? Why aren't they planned?

22 Two, we've got eleven million cubic yards of earth
23 being built. As I recall, I've been in the City, moved here in
24 1966, you've been spending millions of our tax dollars fighting
25 CEMEX, which is half the cubic yards. Now, when they're moving

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1 all the dirt and your worried about dust (inaudible) this point 48
2 up the canyon. What you're doing here is going to go directly
3 to all the tract houses. Why would you spend a million dollars
4 (\$1,000,000) of our tax money fighting CEMEX and allow this, 49
5 which is twice the cubic yards, to happen? That's a
6 contradiction or there's something going on. Take it any way
7 you want it, it looks pretty bad. Okay.
8 He said there's two lanes. Is it two lanes each
9 direction or two lanes total? How large of a road are you 50
10 looking at up here? Now the trees -- and like he said before,
11 an increased traffic flow to Soledad Canyon Road. We've got 51
12 Walmart going in. We've got eleven hundred and eighty-three
13 homes going in. Where's all this traffic going to go? Do you
14 guys -- do any of you live over in Canyon Country? Get on 52
15 Sierra Highway in the morning. You sit there and you stop.
16 This cross-valley connector goes right up into Golden Valley to
17 Sierra Highway and it's a parking lot. And your gonna increase
18 it with Walmart and eleven hundred and eighty-three homes on 53
19 top of it. What's your thinking here? There's no overpass up
20 there, there's nothing going on. There's no road development
21 going on here, yet you keep progressing.
22 The conditional use permit for the reduced front
23 yard. I work in L.A. City, that's my job, I design in L.A. 54
24 City. Here these front yards are going to make sixteen foot
25 driveways. That way they get more housing in. It also means

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1 that your traffic -- your cars are either going to be parked on
2 the sidewalk or across the sidewalk. Either way the kids got
3 to go around the cars either, either in the drive through or on
4 the street. Sixteen foot driveways don't work. If you had
5 them in your house you'd know, they don't fit.

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6 Traffic from the development, again you're hitting
7 Bouquet. Right up here in the northeast section we see a road
8 line, it stops at about Ermine Street. Does that road then
9 continue to Ermine Street and go through our development tract?
10 It's dedicated and it's heading straight towards Ermine. Now
11 right now Ermine is a undivided two way street. I'm hoping
12 that traffic will not enter that area. I'd like to know if it
13 is, okay?

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14 What's the private recreation areas? Are those
15 playgrounds, playhouses, what is it? Is it public? Is it
16 exclusive to the people that live there? What are they talking
17 about there?

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18 And then the, the main concern again is the dirt
19 being moved. Why would you let eleven million yards of dirt be
20 moved --

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21 CHAIR BERGER: Mr. Jakeman, I think your time's up,
22 sir.

23 MR. JAKEMAN: I appreciate your time.

24 CHAIR BERGER: Thank you, sir. Okay. Mr. Blake
25 Bonelli.

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1 MR. BONELLI: Good evening, Chairman Berger,
2 Commissioners. Thank you for letting me speak. My name is
3 Blake Bonelli. I part -- I am part owner of the Saugus
4 Speedway just south of the property.

5 And my concern is about the noise that our business
6 generates. In the EIR that I read you did acknowledge our
7 existence, as well as the existence of other businesses on the
8 south side of the project -- excuse me. And I want to know how
9 they're going to mitigate the sound we make to those new people
10 living in that project. Are they -- the report said that they
11 were going to inform the buyers. Is that orally, written,
12 how's that going to be?

13 And that the sound wall that they're proposing for --
14 to elevate to seven feet along the Newhall Ranch Road, are they
15 going to do that on the river side? That's my question. Thank
16 you.

17 CHAIR BERGER: Thank you, Mr. Bonelli, appreciate it.
18 I think this is Stacey Killeher. Thank you.

19 MS. KILLEHER: Good evening, Chairman and
20 Commissioners. I was aware when I moved into Bridgeport Stony
21 Point that there was going to be a connector, and I think
22 there's positives to that. But I was not told about the
23 dense -- about homes that were going to be built with this
24 apartment building and different things. And my concern is
25 that our freeways are so bad now, even before Westridge has

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1 been built out. And Newhall Land and Farm or Lanar (phonetic),
2 whoever they are currently, they have taken great pride in that
3 they are building out according to how they planned years ago.
4 But why -- where are the freeways being looked after and the
5 congestion, and like someone mentioned the no school and these
6 things? And even if there is a bridge going under Bouquet, the
7 traffic is going to be on Newhall Ranch Road. They don't have
8 anything like a bridge for kids to bicycle over to go to Vons
9 or anything like that. I think that, you know, that street
10 isn't going to be very safe when you have semis and different
11 trucks going on there, and there is no overhead bridge so that
12 you can go from the south to the north side of Newhall Ranch
13 Road.

14 And so my big concern is that I think there's a
15 report coming out tomorrow on the freeway situation, and I
16 think it's pretty bad. And plus they're growing in other
17 areas, like Gorman, they're doing a huge amount of homes. But
18 the 5 is already horrible and stop and go. And so I think the
19 part that I have a lot of concerns is the congestion of this
20 many homes. Like someone said, why not have bigger lots and
21 have less congestion so that, you know, it isn't like just
22 greediness of the builder but they're truly looking out for us.
23 Thank you.

24 CHAIR BERGER: Thank you, Ms. Killeher. Okay. Those
25 are our speakers. Mr. Adamick, if you'd like to come back up

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1 you're more than welcome.

2 MR. ADAMICK: Well, thank you. I'll be brief. I
3 think a lot of the comments that were raised clearly will be
4 discussed in a lot of detail at future meetings and, and after
5 everybody's had an opportunity to review the EIR and everything
6 else. So I'll reserve any rebuttal 'til that future time.
7 Thank you.

8 CHAIR BERGER: Thank you, Mr. Adamick. Okay. I know
9 that the staff is looking for a little direction from us
10 tonight. They also have a calendar that everyone has. I hope
11 everyone has a chance to look at this calendar. If you don't
12 mind I'd like to talk about that for a minute because I think
13 we'd like to make a change here. Everyone have a chance to
14 have it in front of them?

15 VICE CHAIR TRAUTMAN: Yes. I would like to request a
16 change that we move the April meeting for the -- EIR to April
17 20th. I have notified Terasa earlier in February that I would
18 not be available on the 6th and there was nothing planned as of
19 that date. And since that is a very important initial meeting
20 I want to be present for that. So I'm asking that that is
21 moved to the 20th.

22 CHAIR BERGER: I don't think anybody objects to that.
23 Commissioner -- oh, I'm sorry.

24 COMMISSIONER BURKHART: Question Mike. Diane, the,
25 the schedule I'm looking, we have a meeting on the 6th.

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1 VICE CHAIR TRAUTMAN: Yes. I'm not here then.

2 COMMISSIONER BURKHART: So you're --

3 VICE CHAIR TRAUTMAN: There was nothing scheduled at
4 the time and I'm --

5 COMMISSIONER BURKHART: So we're -- you're talking
6 about pushing it all back --

7 VICE CHAIR TRAUTMAN: I'm talking about moving it all
8 back so that we start the, the EIR discussion --

9 COMMISSIONER BURKHART: The 20th?

10 VICE CHAIR TRAUTMAN: -- on the 20th.

11 COMMISSIONER BURKHART: Okay.

12 CHAIR BERGER: Ms. Hardy, did you want to update us
13 on this?

14 SENIOR PLANNER HARDY: Oh. In your recommendation
15 tonight all you need to do is recommend that the public hearing
16 be continued to April 20th. I -- we discussed it this afternoon
17 between staff and applicant. We're planning on pushing the
18 schedule back to April 20th, and we can adjust the schedule at
19 that time if we need additional meetings.

20 CHAIR BERGER: Excellent. Anything else on dates or
21 anything that you --

22 VICE CHAIR TRAUTMAN: Not on dates.

23 SENIOR PLANNER HARDY: Not at this time.

24 CHAIR BERGER: Mr. Winsman?

25 CHAIRMAN WINSMAN: I would suggest that if we're

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1 going to move the April 6th to the 20th that we correspondingly
2 shift all the other ones accordingly, as well.

3 SENIOR PLANNER HARDY: That's correct, we'll do that.

4 CHAIRMAN WINSMAN: Okay.

5 CHAIR BERGER: Thank you, Rick. Okay. It's -- I
6 think that, that will work out well for us. Anybody have any
7 more comments? You want to just talk about what we heard
8 tonight?

9 COMMISSIONER OSTROM: Well, I just wanted to thank
10 the public for coming out and there were a lot of great
11 technical comments that -- within the actual specific evening
12 that we (inaudible) would be very germane and be very
13 important. So I really invite you all to come back and, and
14 then restate them, because I, I couldn't take all the notes. I
15 did jot down some of the issues, but I -- you know, there's
16 just so much. And so I just want to invite you back again.
17 I'll be looking at their Internet for the topics of the various
18 meetings that we have in the future, and by all means, please
19 come back and restate your, your issues, if you can.

20 CHAIR BERGER: Tim?

21 COMMISSIONER BURKHART: I would just, you know,
22 advise staff that when, when we get to that point where we're
23 going to talk about those two words we love the most,
24 innovative project, that we've got a lot of support and detail
25 and explanation as to, you know, why this should be considered

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1 innovative. Because that -- right off the bat of what we were
2 presented tonight that's my biggest concern.

3 CHAIR BERGER: Thank you, Tim. Rick, any comments?

4 CHAIRMAN WINSMAN: Just an awful lot of information
5 here, and I'm not looking forward to those boxes that are
6 sitting over there.

7 I, just for the interest of the Commission, I did ask
8 for a five page executive summary. They said you have it, it's
9 called your staff report. I don't think that's going to be
10 enough detailed information.

11 I just want to let the Commission keep this in the
12 back of their mind. I talked with a couple of Commissioners
13 earlier in regards to perhaps utilizing study sessions to look
14 into some specific aspects of this in a more informal setting.
15 Still involved in public comment but not necessarily being
16 pressed as formally as we are here and not necessarily having
17 to make a decision at that time.

18 So rather than schedule a slew of those types of
19 things it might be something we want to consider on an as
20 needed bases throughout this whole process, just to make sure
21 that we have enough information and enough technical
22 information to make the right proper decisions.

23 CHAIR BERGER: I like that idea, too.

24 COMMISSIONER OSTROM: I think that's an excellent
25 idea.

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1 VICE CHAIR TRAUTMAN: Yes, I agree, I agree.

2 COMMISSIONER BURKHART: I'd like to, but I'd also
3 likely to explore maybe doing them on a night other than a
4 regular meeting since I really think we're getting off lucky
5 tonight and we're going to get out of here before tomorrow.

6 CHAIRMAN WINSMAN: Yeah.

7 COMMISSIONER BURKHART: And the prospect of starting
8 at five and going 'til 1:00 in the morning I'd like to avoid.

9 CHAIR BERGER: There you go.

10 VICE CHAIR TRAUTMAN: Well, I think it would be
11 good --

12 COMMISSIONER BURKHART: Call it like you see it,
13 buddy.

14 VICE CHAIR TRAUTMAN: No, I agree, I think it would
15 be good to have it on a different night too because I also want
16 to hear from, from those other agencies that -- who are also
17 providing input on this as far as the schools. I want to hear
18 their feedback, I want to ask them questions. I want there to
19 be perhaps a less formal way of getting some more information
20 from people out there who are experts, or people who can, who
21 can be brought in as experts.

22 But I also wanted to add that I think that there are
23 some studies that do need to be undertaken. And perhaps some
24 of the questions will be answered in the draft EIR. But when
25 we're looking at apartment buildings of this size, densities at

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1 this rate for, for apartments, I think we need to do a study of
2 apartments in the City and in the valley to get a sense of what
3 we have, what's available, what the vacancy rate is, what
4 that's doing to the price of the apartments. I want to know
5 what it is we actually need versus what's, what's being put out
6 there. I know we need to add housing. I know we're being told
7 by SCAG that we need to put it in, but it has to be the right
8 thing in the right way. So I think we do need to look at
9 vacancy rates, the numbers by size and cost and how vacancy
10 rates are effecting rents.

11 I would like to see a study of the flood plains. I
12 want to know where we've come from, from 1987 to now, how much
13 has been built on and encroached upon. I want to know where we
14 stand overall in that package. I want to know in terms of
15 wildlife corridors, are they connected, are the truncated, are
16 they narrowed, are they significantly reduced? Because when
17 you look at the park, when we went out to the site tour, the
18 top of that park area is ended, it's the intersection of -- I
19 believe it's Santa Clarita Parkway and Newhall Ranch Road is
20 right there. So there is no through way for animals to get
21 through that area. So I want to know where those wildlife
22 corridors are, are they connected, do they connect with the
23 forest, are they acceptable. Maybe we need to find out from
24 Army Corp of Engineers and have Fish and Wildlife speak to
25 those issues and tell us, is this sufficient or what do we need

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1 to do to make it sufficient.

2 And I do agree that we should be looking at Native
3 American sites. What have we lost along the river? What's at
4 risk here? What are the alternatives? And I realize that in
5 reading some of this that there are alternatives that are, that
6 are broached upon in some areas in the draft EIR, but if this
7 is not touched on then I want to see this touched on as well.

8 And, you know, when we look at these maps we, we were
9 given this map at the site tour, and you look at the river, and
10 you're looking it up on this as well, there is a development on
11 the south side of the river that is already, already being
12 prepared that's -- it's been approved a long time ago. There
13 is bury bank stabilization that's gone in there. It looks to
14 be a huge distance on the map from those apartments, and I
15 guess they are apartments that were proposed, to these homes.
16 But I think in reality it's a very, very narrow area. And I am
17 concerned that we're getting to a point where we're going to so
18 restrict the river that it's not viable anymore.

19 So I want to look at those sorts of relationships.
20 And I want to know something more about the Santa Clarita
21 Parkway. I, I gather it's a roadway that's an active part of
22 the circulation plan, but I want to know more about that, where
23 it's supposed to connect and when it's proposed to be built.
24 Does it have to go over the river? Because again, as you look
25 at that area, if you look at it on a map you'd say, oh well,

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1 that's a big distance. But if you look at the bridge that will
2 eventually go over the river and the bridge for Santa Clarita
3 Parkway and the bridge that will eventually go over it to
4 connect with the, the flyover bridge, they're really close.
5 I'm not sure what purpose both bridges are going to serve, but
6 I know that it, it looks damaging to the river. So I want to
7 discuss that as well. And I think that's about it for now.
8 Thank you.

9 CHAIR BERGER: A lot of good issues. Thank you, Ms.
10 Trautman.

11 VICE CHAIR TRAUTMAN: Thank you.

12 CHAIR BERGER: Any other comments? Yes?

13 SENIOR PLANNER FOLLSTAD: I have a couple of
14 housekeeping. We did receive a letter from the Friends of the
15 Santa Clara River tonight that was passed around to -- Barbara
16 couldn't stay so she asked that we pass that out to you. And
17 for the public out there, the EIR will be available on our web
18 site hopefully by the end of the week, and there will be copies
19 of the document available for review at that -- both the Canyon
20 Country and Valencia Library. We believe it should be there by
21 the end of the week, we're hoping it will get there. It's
22 being sent to them right now and they'll either be there
23 tomorrow, Thursday or Friday.

24 CHAIR BERGER: Good.

25 SENIOR PLANNER HARDY: In addition, Chair Berger, for

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1 Commissioner Winsman, the Environmental Impact Report does
2 include an executive summary. It will give you all of the
3 project basics. And then what it also does is it includes a
4 table that shows you just a quick snapshot of all of the issue
5 areas that were analyzed, the impacts, the mitigations, if any
6 were, were needed, and the level of significance following
7 mitigations. So that, that is part of your EIR and that will
8 kind of give you a, a brief overview.

9 CHAIRMAN WINSMAN: Bless you.

10 CHAIR BERGER: Thank you, Ms. Hardy.

11 COMMISSIONER OSTROM: On, on that, they're, they're
12 asking for some variances in our Unified Building Codes. Could
13 you supply us with where these may be taking place in the City
14 already so we can kind of go through some of them and just see
15 how it's working?

16 SENIOR PLANNER HARDY: Okay. Sure, we can do that.

17 CHAIR BERGER: Okay. Any other ideas or comments?
18 Staff have any other -- no, okay. So we're looking just for a
19 motion to continue the public hearing to April 20th.

20 VICE CHAIR TRAUTMAN: Yes, so moved.

21 COMMISSIONER BURKHART: Second.

22 CHAIR BERGER: Okay. Every -- you know, I don't
23 think we need a roll call. In favor, please say aye?

24 ALL: Aye.

25 CHAIR BERGER: Okay. Gentleman, that will, that will

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1 end that, this item number here. Thank you again for all of
2 your input. Okay. Thank you. And we'll just go on to our
3 next item if that's okay.

4 AGENDA ITEM NO. 4 CONCLUDED AT 9:48 P.M.

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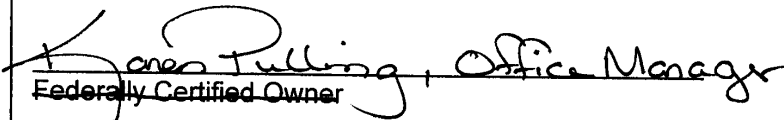
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CERTIFICATION

I (WE) CERTIFY THAT THE FOREGOING IS A CORRECT TRANSCRIPT FROM
THE ELECTRONIC SOUND RECORDING OF THE PROCEEDING IN THE
ABOVE-MENTIONED MATTER.

LUTZ & COMPANY, INC.
100 WEST LEMON
SUITE 103
MONROVIA, CALIFORNIA 91016
(626) 303-1113


Karen Tullington, Office Manager
Federally Certified Owner


Martha L. Nelson
Signature of Transcriber

AAERT Cert. No.

3/8/04
Date

CITY OF SANTA CLARITA

PLANNING COMMISSION

IN THE MATTER OF

AGENDA ITEM NO. 3

RIVERPARK PROJECT

MASTER CASE NO. 02-175,
VESTING TENTATIVE TRACK MAP
53425, GENERAL PLAN AMENDMENT .
02-002, ZONE CHANGE 02-002, .
OAK TREE PERMIT 02-025, .
CONDITIONAL USE PERMIT 02-009, .
HILLSIDE REVIEW 02-003 & .
ADJUSTMENT 02-0210 .

ENVIRONMENTAL IMPACT REPORT
SCH#2001091081
.....

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA

TUESDAY, APRIL 20, 2004

HEARD BEFORE DIANE TRAUTMAN, VICE CHAIR

ELECTRONIC REPORTER: MARTHA NELSON

TRANSCRIPTION BY:

Lutz & Company, Inc.

100 West Lemon Avenue

Suite 103

Monrovia, California 91016

(626) 303-1113

Info@Lutz-co.com

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APPEARANCES:

COMMISSION VICE CHAIR: DIANE TRAUTMAN

COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN

COMMISSION SECRETARY: TERASA SULLIVAN

SENIOR PLANNER: LISA HARDY
FRED FOLLSTAD

ASSOCIATE PLANNER: JEFF HOGAN

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
DAVID WHITLEY
JOHN STEFFEN
ERIC JAKEMAN
LOUIS HARTWELL
RON BOTTORFF
TERESA SAVAIKIE
CYNTHIA WILSON
JOHN GONZALEZ
DAMON WING
HENRY SCHULTZ, SIERRA CLUB
DR. RANDY MARTIN
LYNNE PLANBECK, S.C.O.R.E
RICARDO MELENDEZ
MATI WAIYA
CHARLIE COOKE
STACEY KELLEHER

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SANTA CLARITA, CALIFORNIA, TUESDAY, APRIL 20, 2004

PROCEEDINGS IN PROGRESS AT 9:25 P.M.

AGENDA ITEM NO. 3 BEGINS

VICE CHAIR TRAUTMAN: Okay. I'm going to call this meeting back to order please, and ask everyone to have a seat. And we are going to move on to Agenda Item 3, Riverpark Project. And, let's see, do you have speakers set for me?

Okay. Planning report and staff presentation by Jeff Hogan.

MR. HOGAN: Good evening, Chairperson and Members of the Planning Commission. I'm Jeff Hogan, an Associate Planner with the Planning Division.

The item before you tonight is a continued public hearing for the Riverpark EIR project. Staff presented the Planning Commission with a project description for the Riverpark project on May 2nd, 2004, and received general comments from the Planning Commission. That hopefully has been addressed in the staff report and the Planning Commission's review of the EIR or in tonight's Powerpoint presentation or discussion.

Additionally, the applicant will try and address staff's -- the Planning Commission's concern with their innovative application of proposed adjustment in apartment demand site for this project through their Powerpoint presentation tonight.

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Other concerns the Planning Commission had related to the SCA and Santa Clara River flood plain issues. It=s anticipated to be addressed and discussed at the May 4th, 2004 Planning Commission meeting. And part of our recommendation is also to have the Planning Commission discuss the proposed schedule. So we=ll get to that at the end.

In addition, the Planning Commission a couple of weeks ago received a revised biological resources section as a result of new information that was presented to staff. At the request of the Department of Fish and Game additional focus on the Western Spadefoot, the surveys were be conducted and completed during the week of March 4th of this year. The Western Spade Toad was observed at three of the six seasonal rain pools on the project site which resulted in new information and warranted the re-circulation of the biological resources section.

Just a quick note that the surveys were conducted in 2002 and 2003 and nothing was observed. The Western Spadefoot is difficult to find >cause it goes dormant and is buried in the rodent holes a majority of the year, eleven months out of the year. Again, greater details of the biological section will be discussed at the May 4th Planning Commission meeting.

Tonight sitting next to me is Susan Tebo from Impact Sciences. She was hired to prepare the EIR for the Riverpark project. Tonight she=s going to give an overview of the

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Riverpark EIR and discuss several of the sections of the EIR. And then she'll bring it back to me and I'll go over the land use section briefly, and here we go, Susan.

MS. TEBO: Good evening. This evening, this evening what we'd like to do is to present a brief overview of what an EIR is. We understand, we know that the Planning Commission knows what an EIR is, but there might be some members of the general public that haven't ever been involved in this kind of a process before. We want to do a brief overview, not an in depth overview, but, but just something to give the public a little bit, bit of a basin in understanding.

Then what we want to do is we want to discuss where we are in the process for the Riverpark process, where we are in the CEQA review process. Then what we'd like to do is give you an overview of the conclusions of the Riverpark EIR, and then from there we will go into the topics that were discussed in your staff report. I won't be reiterating what's in the staff report.

It's thorough, it's detailed, you've already read it and it's been on the City's website. I'm just going to go over brief points and then turn the discussion back to Jeff, and then continue -- the Commission will continue with their hearing.

An environmental impact report is a forecast of the future from an environmental perspective. It needs to be noted that build out of undeveloped land in the Santa Clarita Valley

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will occur basically the same way with or without the project or any of its alternatives. What an EIR does is it answers the question of what will happen to example -- for an example traffic, or air quality for -- to schools, or to wastewater as the valley builds out if the project moves forward. It looks at those environmental impacts.

It also answers the question of what's going to happen as the valley builds out if alternatives to the project move forward, rather than the proposed project.

Impact Sciences job as preparer of the EIR is to provide the Planning Commission and the City Council with facts so that your decisions as you recommend to the City Council -- to give you the information you need in order to make your recommendations.

A really important fact to note is what an EIR does not do, it's not going to provide any opinions. If you -- as you've started to read this document, it doesn't say whether the project is good, it doesn't say whether the project is bad. It gives you information. That's all it's supposed to do.

Now where are we in the Riverpark EIR process? Initially, about a year and a half two years ago, the City staff determined that this project would require an environmental impact report. As a result of that determination a scoping meeting was held. Citizens came, they voiced their opinions, as

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well as they sent in letters and form letters. And those have been included in an appendix in your EIR. From those comments that we received at the scoping meeting, and also sent in by responsible agencies, the City and Impact Sciences prepared the environmental impact report.

Once the, once the City was satisfied with the environmental impact report and the City Attorney was satisfied with the environmental impact report the public review period was initiated. And as you know, we're still in the middle of that public review period. It was not a forty-five day public review period, it was a sixty day public review period. Just looking at the, the, the size of the project City staff was, was concerned about a typical forty-five day review period that's called out in, in the CEQA guidelines. So they wanted an extended review period.

What happens next, I think is the next best question to ask. What's going to happen is the public process for written comments is going to close on May 7th. On that -- and at that time City staff is going to gather all of those comments and they're going to forward them to us and we will prepare response to comments. We'll also be preparing responses to public comments that are made at each one of your public hearings. That's when we prepare a final EIR. The Planning Commission will, upon, upon Impact Sciences and the City completing the

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final EIR, the Planning Commission will get a copy of that final EIR and you will make your recommendations ultimately to the City Council.

From there the City Council will review all of the same information that you've reviewed, as well as conduct their own public hearings. And they'll make a decision, whatever they're going to make on the project.

Now for members of the public who are not very familiar with what is contained within an environmental impact report, we've summarized the main big parts of the EIR that need to be included. One is a description of the existing conditions. That's how we determine what the impacts are going to be of the proposed project. We compare the proposed project to the existing conditions. There also has to be a very thorough project description.

Then there needs to be a discussion of the potential environmental impacts comparing the proposed project to the existing conditions. The CEQA guidelines also require that an EIR propose mitigation measures to potentially significant impacts, that is a requirement.

We're also required to analyze a list of alternatives. One aspect that as we're going through this presentation, the CEQA guidelines specifically require that the City analyze alternatives that are going to reduce the potentially significant

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impacts that are outlined in the EIR. Just so, just so the Commission notes, when we originally started preparing the EIR we did not know what the alternatives were going to be. We determined in concert with City staff what the alternatives were going to be probably about three-quarters of the way through preparation of the EIR. At that time we knew where significant impacts were going to be. And at that time City staff, we sat down together and we devised alternatives that would reduce those significant impacts. I just wanted the Commission to know that there was a thought process that went into the preparation of those alternatives.

Now focusing upon existing conditions, and EIR must include a description of the physical environment as it exists at the time that the notice of preparation is published. And as most of you know, I know that the Planning Commission did have a field trip out on the site, and the site is predominantly vacant. However, it does include several buildings used for a construction business.

I would like to briefly go over the project description for you. As, as you hear about the potential impacts of the, the project this evening I'd like to just go over briefly what the project proposes.

The project includes the development of approximately six hundred and ninety-five acres of land. They're proposing one thousand one hundred and eighty-three dwelling units. Of those

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dwelling units for hundred and thirty-nine are single family, and seven hundred and forty-four are multi family. A maximum of forty thousand square feet of commercial uses, a trail system, and a twenty-nine acre active passive park.

Build out of the project requires the extension of Newhall Ranch Road, full grading, four to six lanes, including Newhall Ranch Road/Golden Valley Road Bridge over the Santa Clara River to the Golden Valley flyover. The project would include the construction of Santa Clarita Parkway from Newhall Ranch Road south to about fifteen hundred feet. The project does not include the construction of the Santa Clarita Parkway Bridge over the Santa Clara River, or its connection to Soledad Canyon Road.

You'll notice as you, as you read the project description in the EIR that two water tanks are proposed. The applicant is unsure at this time whether they need a water tank yet or not to serve the project, and they were unsure exactly what location. So in order to analyze all of the potential effects of a water tank, two locations were analyzed. Surveys were done, biologicals surveys, et cetera. So that's being addressed.

Implementation of the project would require approval of a General Plan amendment, a zone change, vesting tentative tract map, conditional use permit, hillside development application, including an innovative application, an oak tree permit, and an adjustment.

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Now within the Riverpark EIR the -- all of the topics within the CEQA checklist were addressed, and I'd like to go over those for you briefly now. The geotechnical hazards. Traffic and access impacts with -- if the development were to be -- if the proposed development were to be implemented what would the air qualities impacts be, noise impacts, impacts to biological resources, cultural resources, water service, solid waste impacts, educational impacts, library service impacts, park and recreation needs, fire and sheriff=s services, human made hazards, visual resources, esthetics, population and housing and employment, land use impacts, flood, commonly known as hydrology, agricultural resources, and wastewater disposal.

There is one additional section that you, that you probably haven=t ever seen before. It=s called flood plain modification, and that was a new and additional topical area that we have not included before. What it does, it=s an assessment of the hydrologic impacts on biological resources in the Santa Clara River corridor. We could have included that in the biological section, but as you, as you start to read the biological section it=s very in depth and it=s very detailed, and we thought that it could have been very confusing if we would have put it all together in just the one biological section. We wanted you to know it=s a new section. It discusses those impacts, but it=s a little bit know so you haven=t seen it before.

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Now the Riverpark EIR concludes that the environmental impacts that can be mitigated to a level of less than significant are geotechnical hazards, flood, cultural resources, water, education, wastewater disposal, library services. It also includes parks and recreation, fire and sheriff=s services, human made hazards, population housing employment, land use, and flood plain modification.

Now the EIR also concludes that if the proposed project were developed there would be some significant and unavoidable impacts if it were to be developed. With regards to air quality the proposed project would contribute both project and cumulative impacts.

During the construction phase both carbon monoxide, VOC=s, NOx, PM10, and for member of the public is, is what we would commonly know as dust, would exceed the South Coast Air Quality Management District thresholds of significance. During - - therefore during construction you=d have significant impacts. Operational emissions of CO, VOC and NOx and PM10 -- and, and let me just state that CO, VOC and NOx are pretty much the pollutants as a result of emissions, would exceed again the South Coast Air Quality Management Districts thresholds of significance.

Noise. Noise would create, if the project were developed, would create project and cumulative impacts. In the short term there would be construction noise that could not be mitigated and would remain significant and unavoidable.

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Also with regards to future traffic on the proposed Newhall Ranch Road, Santa Clarita Parkway and Golden Valley Road extension through the site, that would generate noise that would create a significant and unavoidable impact when compared to the City's noise guidelines.

With regard to Biota, the project would contribute to both project and cumulative impacts. Now even though the project is -- would, would dedicate four hundred acres as open space, nonetheless, development of the project site would result in a loss of two hundred and eighty-acres of wildlife habitat and natural open space. That would be a significant impact. There would be a net loss of twenty-five point five acres of riverine habitat and riverbed. Again, a significant impact. And then impacts to the adjacent upland habitat within a hundred feet of the riparian resource line would be a significant impact, both project and cumulative.

Solid waste disposal, again would -- the project would create both project and cumulative impacts. In summary, landfill sites are a finite resource, and the City concluded that because landfills are a finite resource solid waste disposal would be significant.

Agricultural resources, again, both project and cumulative impacts. There would be a loss of seventy three acres of prime agricultural land. Not only would it be an impact just because it's prime agricultural land, but you're taking away

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agricultural resources from more of a regional wide, area wide perspective. So therefore it would be a cumulative impact.

Visual resources, again, the City concluded that this would be a project in cumulative impact. This is one of those environmental impact areas that is very subjective. But taking a very conservative viewpoint that the proposed project would replace open space uses with urban uses, and that would, that would create both project and cumulative impacts.

Another unavoidable significant impact would be traffic and access at a project level. As you, as you're -- when you read the EIR you will note that the issue why traffic could not be mitigated, it was difficult to secure right of way for roadways because it was outside of the applicant's control for intersections to be improved. Ultimately when you read this section coming up I would request that you look at Appendix 4.3, that's Traffic. And in the back of that section are photographs of all of the intersections that can not be improved because they're already developed, and that's the situation. And you'll see those photographs, and you'll also see setbacks of what improvement would be required and how that impact would, would occur.

The pre-interim year impacts, that means if the project were developed up to five hundred units without the Newhall Ranch Road and Golden Valley Road Bridge, the intersection of Valencia

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Boulevard and Magic Mountain Parkway could not be improved because of, of right of way issues.

The interim year in terms of traffic analysis would be full build out of, of the Riverpark project. Now there are four intersections that could not be, that could not be improved. Valencia Boulevard at Magic Mountain Parkway, Bouquet Canyon Road at Soledad Canyon Road, Seco Canyon Road at Bouquet Canyon Road, and then also White=s Canyon Road at Soledad Canyon Road.

And I discussed earlier that the CEQA guidelines require that an EIR address a series of alternatives. There is one alternative that the CEQA guidelines require that every EIR that you ever prepare must include, and that is no project, what would happen to the property if nothing were developed on it.

The second alternative that the City has analyzed is the Santa Clara River reduced bank stabilization alternative. This alternative would implement a setback of the QCAP fifty year line, that=s a hydrological term, or the upland preserve buffer setback from the resource line. Now this alternative was designed to reduce biological impacts.

Alternative three was the ridgeline preservation alternative. This alternative would preserve to the extent possible the ridgeline in Area D and the ridgelines designated by the City as secondary, with the exception of the encroachments for the two major arterial roadways located on the project site. This alternative would remove seventy-six single family

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dwelling units and eighty-two multi-family dwelling units. With those reduction of units you're going to get a reduction of, for example, water use, library requirements, et cetera. This alternative would not only reduce use impacts, but also from a visual perspective as well.

Alternative four was the noise development standards alternative. This alternative would insure that all residential units meet and satisfy the City/State Noise Compatibility Guidelines and the development standards of the Residential Medium Zone. This alternative would remove all of those units outside of the noise sensitive areas of the project. In addition, it would not allow the, the applicant to reduce or adjust the lot widths, lot size, front yard setbacks and property line block wall heights.

What would this alternative do? Well, in summary, it would remove three hundred and one single-family dwelling units from the site plan and would therefore comply with the Noise Guideline Standards. Obviously reduction of three hundred and one units would reduce your impact, whether it be from traffic or noise or water, et cetera.

And lastly, there is another alternative, and it just begged the question, what would happen if Santa Clarita Parkway were deleted? If Santa Clarita Parkway were deleted in actuality it would, it would allow the applicant to add nine units.

Now what we'd like to do is briefly go over those

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environmental topical areas that were discussed in your staff report. The first topical area is solid waste. As you read in your staff report, Riverpark -- and in the EIR, the Riverpark project would generate nine hundred and thirty-one tons per year with the recycling elements that the City has mandated to do by AB939.

As we -- as I discussed earlier, landfill space is finite. Incrementally, the project would reduce and deplete those finite resources. And even though, as you've read in the EIR section we've proposed mitigation measures, but even those mitigation measures would not reduce impacts to less than significant. And therefore, with regard to solid waste, the project would have a project and cumulative unavoidable significant impact.

The next topical area is education. With regard to the Riverpark project, the Saugus District has jurisdiction over the elementary school uses, and the William S. Hart District has jurisdiction over the junior and senior high school.

MR. HOGAN: Just to chime in here also, Chairperson and Member of the Planning Commission, Rory Livingston was supposed to be here tonight for the Hart District and was unable to make it. But he did state that he would be submitting a letter confirming what the EIR has discussed. And also, we also have a letter for at your desk for a Saugus District confirming what the EIR discusses also.

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MS. TEBO: Thank you.

In summary, the project is going to generate two hundred and eighty-eight new elementary students, seventy-one junior high school students and a hundred and fifteen high school students. Agreements have been signed with the Saugus District and the Hart Districts that will mitigate all impacts to less than significant. State Law require -- allows that when agreements are entered into by project applicants and districts that=s -- will serve for mitigation.

Library services. Well, the proposed project, if, if, if implemented, would create a demand for one thousand seven hundred and eighty-nine square feet of library space, and seven thousand one hundred and fifty-two items. Those items could be tapes, periodicals and books. This City has adopted a fee of six hundred and forty dollars (\$640) per residential unit. Payment of the fees would mitigate all impacts to less than significant.

With regard to fire services, the project is located in a very high fire hazard severity zone. The County of Los Angeles Fire Development fee of thirty-seven cents (\$.37) per square foot of new development is adjusted annually. This fee constitutes full mitigation. The Commission should be aware that the Fire Department however has reviewed the proposed tentative map and they=ve required mitigation measures that are outlined in, in the EIR section. They=ve indicated that prior to the occupancy of the five hundred and first unit, extension of Newhall Ranch

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Road/Golden Valley Road Bridge to the Golden Valley Road/Soledad Canyon flyover improvement must be, must be in place. There needed to be a secondary form of access in order to make the Fire Department happy. And that has been included as a mitigation measure in the EIR. And with mitigation measures there would be no significant impacts.

With regard to Sheriff services they're provided to the City, as you are aware, under a contract with the County of Los Angeles. The California Highway Patrol provides interstate traffic enforcement activities. And the project would require the need for four sworn officers. The EIR concludes that with mitigation no significant impacts to Sheriff or CHP services would be realized.

Human made hazards, and that's a, that's a little bit of a misnomer, but what we try and do in this EIR section is see if any present activities or any past activities have created any hazard on the site. A Phase I site assessment was prepared for this project. And what Phase I site assessments do is they do researches of all the toxic lists within the State, leaking oil tank lists, et cetera, et cetera. And, and what this report concluded was that there were four abandoned oil wells on site, and they had previously been abandoned, and two underground storage tanks, and those were previously removed.

There have been agricultural operations on the site, since 1985 dry farming techniques. Should the project be

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implemented you wouldn't of course have those agricultural activities anymore. And of course the pesticides associated with agricultural activities would cease as well. The -- this EIR section concluded that there were no significant impacts, no mitigation was required as there were no significant impacts.

Population, housing and employment. As we discussed earlier the proposed project would allow for one thousand one hundred and eighty-three residential units, and a maximum of forty thousand square feet of commercial uses. As a result, based upon Department of Finance persons per household list for the City of Santa Clarita, this proposal would generate three thousand six hundred and fifteen persons and ninety-four jobs related to the proposed commercial uses. Jeff is going to discuss this in, in more detail, the next point that I want to bring up in his land use discussion. But the project proposal substantially reduces the onsite density and intensity of uses allowed under your current General Plan. This section, the population, housing and employment section of the EIR concluded that there were no significant impacts and no mitigation was required.

Agricultural resources. As I discussed just recently, since 1985 agricultural uses have been limited to dry land farming. What we looked at was that although it would be very difficult of form -- to farm this piece of land, given that it is noncontiguous to other farming uses, nonetheless it would remove

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prime farm land from the City. Because it's removing prime farm land, and also because agricultural uses are becoming more and more scarce within the County, the EIR concluded that both from a project and cumulative standpoint agricultural resources would be a significant impact.

Wastewater disposal. The project would be served by the Saugus Water Reclamation Plant District 26, but would be treated at District -- not only District 26, but also the Valencia Water Reclamation Plant, and that is not District 27, it's really 32. Both facilities have a combined capacity to treat nineteen point one million gallons of wastewater daily. The project would generate point two six million gallons of wastewater on a daily basis.

Prior to any applicant within the City, not only Riverpark but all projects, they would require a will-serve letter and approval from the Sanitation Districts to connect. And in order to be able to connect they need to pay their fees. And there also has to be enough capacity within the wastewater plants to be able to accommodate the proposed project. With the payment of fees, with mitigation, the impacts would be less than significant.

On additional note, you'll note in, in your EIR section that indicated that an expansion to the -- one of the plants was going to be completed in 2003. And when I recently called the Wastewater District they mentioned that that expansion is

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complete. However, the Sanitation District is still awaiting for permits from the Regional Water Quality Control Board. That process takes about a year, and they are issuing will-serve letters. They're telling project applicants they're issuing will-serve letters, that you can expect that at the end of 2004 they anticipate that they'll be able to use that additional capacity.

Geotechnical resources. Issues addressed in the geotechnical section include the potential impacts of the project regarding a cut and fill operation of approximately five point five million cubic yards of earth. It would be balanced onsite.

There is a minor fault zone at the northeastern corner of the site, not classified as active on the California Fault Map, as you have read in your EIR section. There are fourteen landslides that have been mapped on the project site. There is a small incidence for liquifaction to occur. The EIR discusses that. And also with mitigation all impacts can be reduced -- the EIR concludes that with mitigation all impacts can be reduced to less than significant.

With us in the audience tonight is Eric Seward from Allen Seward Geotechnical, as well as Allen Seward. They are here to answer any of the detailed questions that we anticipate that you may have regarding the geologic conditions on the site.

The next issues is cultural resources. A Phase I and II archeological survey, Phase I and II archeological surveys

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were conducted on the site. These surveys concluded that there were three prehistoric sites and one historic site found. The first site conclude -- the first site is -- has been disturbed. However, it has the potential for further understanding of the prehistory of this area. Preservation of this site, should it be preserved, would require realignment of Santa Clarita Parkway. Because of the difficulties of the realignment of Santa Clarita Parkway, prior to grading this site would be required to conduct a Phase III data recovery. That=s outlined in the archeological survey.

The second site is located in the southern portions of the site and will be preserved in perpetuity.

The third site is comprised of isolated artifacts, rather than an archeological site, and no extent commercial remains at this locale. Mitigation is achieved with the recording of the site, and that has been done.

Lastly, the historical site is the Los Angeles Aqueduct, and this structure will not change with development activities. The EIR concludes that with mitigations impacts would be less than significant.

I=d also like to point out to the Commission that with us this evening are Dr. David Whitley and Joe Simon from W & S Consultants. They prepared both the Phase I and Phase II archeological surveys and they are here to answer any technical questions that you might have and any legal questions that you

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may have regarding preparation of the studies, per State requirements.

MR. HOGAN: Okay. Thanks, Susan.

Next is land use. This section discussed the City's General Plan and Unified Development Code as it relates to the, the Riverpark project.

The project is consistent with the goals and policies of the General Plan. The applicant is requesting a General Plan amendment to designate the project site to RM, Residential Moderate and Community Commercial, with Valley Center concept and significant ecological area overlays.

Just one, one point here is that the, the projects potential impacts on the Santa Clarita River, SCA and its consistency with the City's General Plan in that regard will be discussed in conjunction with the discussion of the EIR's biological resources section, which is anticipated as we've mentioned before on May 4th, 2004.

The existing General Plan designations would allow up to thirteen million commercial square feet, and up to fifteen thousand residential dwelling units. The applicants request to designate the site to RM and CC, with the same overlays would allow a maximum of sixty-five thousand commercial square feet and seventy-six hundred dwelling units. The Riverparks project's proposal of forty thousand commercial square feet and one

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thousand one hundred and eighty-three dwelling units is significantly below the maximum allowed.

Next, zoning. The project is consistent with the City=s Unified Development Code, subject to the Planning Commission=s recommendation to the Council, and ultimately the City Council=s approval by making the applicable findings associated with the entitlements you=ve heard mentioned before, which is a zone change, vesting tentative tract, conditional use permit, hillside review permit, oak tree permit, and an adjustment. The applicant is requesting the zone change to be consistent with the requested General Plan amendment. Under the existing zoning designations in applying the hillside ordinance, which is approximately fifteen percent, the Riverpark project could be built with a maximum of three point four million commercial square feet, five hundred thousand industrial square feet, and three thousand residential dwellings units.

Under the applicant=s proposed zoning designations of RM and CC a maximum of forty-nine thousand commercial square feet and sixty-six residential dwelling units would be allowed. Again, the Riverpark project=s proposing forty thousand commercial square feet and one thousand one hundred and eighty-three residential units.

The applicant=s vesting tentative tract map request

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would be consistent with the City's Unified Development Code under the CC and RM zoning with approval of the adjustment, which we talked about on March 2nd, which is for adjustments for lot size, lot width, front yard setbacks and property line walls. The applicant will be presenting in the Powerpoint presentation photos of other neighborhoods where some of the varied development standards have been incorporated as requested by the Planning Commission back on March 2nd, 2004. And again the applicant's requesting in Area A1 the lot size and lot width adjustments, and for all four hundred and thirty-nine single-family homes for the adjusted front yard setbacks. And for the property line walls they want to increase that to seven feet where it's adjacent to Newhall Ranch Road and Santa Clarita Parkway.

The applicant's also requesting a conditional use permit to implement the plan development overlay to increase the heights to a maximum of fifty feet or three stories for Areas C and D where they're proposing the apartment complexes, and vehicle gating for Area C. And again, Traffic Department, Fire Departments looked at that and they meet all the, the requirements to gate that project. And lastly, it is to approve the innovative application.

A hillside permit is required for the proposed development on slopes with an average cross slope of, of greater

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than ten percent, which often has it at fifteen, and developments on ridgelines classified as secondary. The applicant is requesting another hillside permit and conditional use permit that the project site be considered innovative in order to encroach upon two second -- two City=s classified secondary ridgelines.

The Riverpark proposes encroachment on two of the ridgelines classified as secondary. The first here runs through the CLWA treatment and their administrative office. Pretty much forty-five percent of this ridgeline has already been graded on for, for this facility. And the remaining fifty-five percent, which runs through Riverpark project, will be impacted by approximately thirty-four of that fifty-five percent by the Newhall Ranch Road and Santa Clarita Parkway. And the remaining portion of the ridgeline would be impacted by the portion of the residential area in Area B.

The second classified ridgeline is on the east side here, and the majority of it is offsite. Approximately twenty-nine percent is located on the project site. However, after further research and comparison the actual ridgeline that was shown on the City=s ridgeline map is incorrect. The secondary ridgeline actually extends approximately three hundred and seventy-two linear feet into the project site, not five hundred and ninety-seven linear feet as shown on the C=s ridgeline. The project would impact as a result of Area C approximately two

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hundred and twenty-five of the three hundred and seventy-two linear feet of the secondary ridgeline.

To give you a better visual the applicant=s presentation has cross-sections showing you exactly what=s going on here, and it will take the mystery out of what I just said here.

The last permit is the oak tree permit which we discussed on March 2nd. The proposed remaining fifteen oak trees, twelve of them they=re proposing relocate on the site, and they=re proposing three oak tree encroachments. And a more detailed discussion on the oak tree impacts again is anticipated for the biological discussion on May 5th -- or May 4th.

And the recommendation provides direction to staff on project issues and the Riverpark project schedule, receive testimony from the public, and continue the public hearing to April 29th, 2004, subject to, again, the Planning Commission=s approval on that. That concludes staff=s presentation.

VICE CHAIR TRAUTMAN: Thank you, Mr. Hogan. Thank you, Ms. Tebo.

Okay. Well, is the public hearing officially open as to the presentation from the last meeting?

MR. FOLLSTAD: Yeah, you=re just reopening the public hearing.

VICE CHAIR TRAUTMAN: Oh, okay. Well, then I will

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reopen. And I will have the representative from the applicant speak, and that would be Glenn Adamick.

MR. ADAMICK: Well, thank you, Vice Chair Trautman and Members of the Planning Commission. We'll let Cory get, get the Powerpoint set up.

What I wanted to do tonight was -- you've got a, a nice lengthy detailed presentation on the EIR and the issues before the Commission tonight from staff and from Ms. Tebo. I wanted to run through some of the items that the, the Commission had requested some additional information on at the last meeting. And the three items are really the, the adjustments, the innovative application and the apartment demand study. And I'll run through those as part of my Powerpoint presentation.

VICE CHAIR TRAUTMAN: Mr. Adamick, that's this material here for --

MR. ADAMICK: Yeah.

VICE CHAIR TRAUTMAN: Oh.

MR. ADAMICK: I've also provided a copy, and I think there's a hard copy in the back, as well.

VICE CHAIR TRAUTMAN: Thank you.

MR. ADAMICK: As indicated at the, at the March meeting, the Riverpark project is located smack dab in the center part of the City of Santa Clarita, and really in the center of the Santa Clarita Valley. It is one of our last Valencia

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communities as part of the Valencia Master Plan. The project site, as you can see, is located east of Bouquet Canyon Road, which is right here, north of Soledad Canyon Road. It contains the Santa Clara River through the southern portion of the site. Next slide.

This is just a blowup of the community plan, again, just to refresh your memory. All the single-family is located south of Newhall -- the proposed Newhall Ranch Road Extension. This is the four hundred and thirty-nine lots and they're designated A1, A2 and B. The multi-family is of course north of Newhall Ranch Road, and the community park is in the center of the canyon located on the project site. Next slide.

Jeff indicated this, and I just wanted to, to, to kind of reconfirm this. The property built out under the General Plan is, and this is excluding the Valley Center Concept, is thirty-four hundred residential units, almost two million square feet of retail commercial, eight million square feet of office, and seven hundred thousand square feet of industrial commercial.

If you take the Valley Center concept and apply that, then that's where you end up with these higher unit counts quoted up to about fifteen thousand units and, and increasing the FAR's for both the commercial and the office. The project proposes eleven hundred and eighty-three units, which, which is really a third of what the General Plan allows on the site, and forty thousand square foot of retail commercial. And not being a

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mathematician I -- it's a very small percentage of what would be permissible under the General Plan. And over four hundred acres of open space. Next slide.

The three items again that I'm going to discuss are the Hillside Application Innovative Development findings. The apartment housing demand, we recently had Robert Charles Lessor update a report they do for us about every two years and the proposed adjustments. Next slide.

This is an aerial with the site plan laid over the top of it. The two identified or City classified ridgelines that enter the site are one that comes right through the Castaic Lake Water Agency Treatment Plant and Administrative Offices, and enters the project site in Area B, and extends to what would be Santa Clarita Parkway. The other ridgeline enters the site again from the north and comes into the site in Area C at that location. Next slide.

This is a slope exhibit. About eighty-nine percent of the project site, or six hundred and fifty -- six hundred and fifteen acres is comprised of land with slope densities of less than twenty-five percent, and those are all shaded in light green. About eleven percent, or seventy-six acres, are between twenty-five and fifty percent, and about one acre is over fifty percent. As we indicated on March 2nd what we have tried to do with the Riverpark development is to concentrate development on the flatter portions of the property. And I think you'll see

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that with the aerals in the sections that we=re going to go through in this presentation. Next slide.

This is an open space exhibit, and I think what I wanted to point here is what, what we have proposed with the Riverpark is a substantial dedication of property, over four hundred acres of the, of the almost seven hundred acre site as open space. A great deal of that is the Santa Clara River Corridor that runs through the southerly portion of the project site. Additional open space in the Central Canyon in this location, the twenty-nine, twenty-nine acre active passive park, open space behind the project near the Emblem Community and near Central Park, and some other miscellaneous open space areas throughout the project.

Another important fact is when we looked at the, the innovative application and looked at the project we tried to identify what are the prominent visual characteristics of the site. And when we took a hard look at it clearly the river is number one.

The second most prominent is the Central Canyon. Though this canyon is developed today and does contain a contractor=s storage yard the canyon has a great deal of potential. That=s why we identified it for a park. There=s a lot of mature vegetation in there. A bulk of the oak trees on the project site are concentrated in that canyon. So we made a decision early on to stay out of the canyon.

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A third area is an eastern canyon that comes down what we call the Golden Valley drainage, comes down from offsite. Again, the project has been pulled out of that canyon. The only area where we do have impact is with Newhall Ranch Road. And irregardless of the project the Newhall Ranch Road would appear with or without Riverpark. Next slide.

This is the bank stabilization that's proposed for the project. Again, in looking at an innovative project one of the criteria is what have you done to, you know, kind of enhance these unique or prominent features on site. When we looked at the project what we tried to do is locate bank stabilization only where it's absolutely necessary. The bank stabilization would start at the Bouquet Canyon Road Bridge, extend easterly to about the future Santa Clarita Parkway, and tuck back in in this location. That -- a bulk of that bank stabilization is buried bank stabilization. What this exhibit is showing you too, and this exhibit is in the EIR, is that under the Natural River Management Plan which was a plan that was approved by U.S. Army Corp and Fish and Game, we were allowed to locate bank stabilization, topical bank stabilization in this area. What we've done with the Riverpark project is moved it back, and that is discussed in detail in the biological resources section.

Again, you can see the vegetation in the Central Canyon, a lot of this being oak trees. We made the decision to pull out of that canyon and preserve that and enhance that as a

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part of the project.

Going back to the bank stabilization, there is some toe protection that is proposed at this bluff. That is not traditional bank stabilization, as it's not offering flood protection. What it's doing is it's minimizing any erosion that may occur at the bluff, at the bottom of that bluff.

Finally, bank stabilization would be installed associated with the abutment for the extension of the Newhall Ranch Road/Golden Valley Road Bridge. But there's a great deal of the project site that does not contain bank stabilization. And again, early on we made a decision to pull back in those areas and not propose bank stabilization. Next slide.

This is a blowup of the park. We are working with, with the Parks and Rec staff and the Parks and Rec Commission. We've actually got a field trip tomorrow night with the Parks and Rec Commission, and are working through really the site design issues associated with the park. I think the EIR talks about a four point two five acre park. We're at a point now where we're a little over five acres, and we continue to adjust through, through some of the kinks there. And hopefully we'll be presenting that to the Planning Commission here in the near future. But again, another asset of the community that's going to be of use to the, the residents, future residents of this community, but also to the public as a whole. And it, it just

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lends itself to being a great asset along the Santa Clara River Trail. Next slide.

These are the visual SIMs. This is Area C, this is the apartment site on the eastern edge of the property. Great visual SIM, this is in the EIR I believe. This shows the apartment development there. What you see is that the apartment development lies much lower than the tops of the more prominent ridgelines which serve as the background for the project, and you'll see that on some sections. Next slide.

This is looking at a -- what would be Areas D, which would be the apartments over here on the westerly portion of the property, and then A1 in the background would be Newhall Ranch Road. Again, you can see the silhouette of the, of the ridgelines in the back of the property. Those ridgelines are not being touched. Next slide.

This is looking back across the property to what would be Area B. You can see the single-family at this location. Again, what I wanted to point out was the prominent ridgelines behind. Next slide.

This is again looking back towards Area B. This is the existing Santa Clarita water tank. This is probably catching a little bit of, of A2 as well, but again shows you the, the prominent ridgelines in the background. Next slide.

This is a cross-section we, we took of Area B, and I wanted to spend a little bit of time on this. And this is the,

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the, the section that was -- Jeff, Jeff was referring to. This is the peak of the ridgeline above the CLWA Treatment Facility. This is really the limits of the secondary -- City classified secondary ridgeline as it extends offsite and then enters the Riverpark project site. Clearly this is the peak. This is what you're seeing in the background on some of those visual SIMs. From this point across is the CLWA Treatment Plant and Administrative Offices. So that plant is there, it's been constructed, it's in place.

What you're seeing then is a slope here, a two-to-one slope, the Newhall Ranch Road bed, this would be the roadway or grade of the roadway, then a downslope off of Newhall Ranch Road. These improvements here happen regardless of the Riverpark project. There are improvements associated with the extension of Newhall Ranch Road, and it's shown in, in the City's General Plan, and that would occur.

Where the Riverpark Area B boundary is is basically at the bottom of this slope. As you can see the ridgeline, if you to have a top it's over here. As it's coming down to the CLWA Facility maybe there's another point at this location that's a high point, but Newhall Ranch Road is taking that out. As you're coming down to the Riverpark site this is where the ridgeline really flattens, and that's where we've kind of concentrated the

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development in Area B, and then you end up to, to the end of the, the City classified ridgeline on Santa Clarita Parkway. Next slide.

This is looking at the, the ridgeline as it enters into Area C. This is the entire length of the City designated ridgeline. Again, you're seeing a property line here, a peak here, and the limit of impact down here. This encroachment occurs really at the base of that ridgeline. It think staff in the staff report has indicated that, that, and we indicate this in our innovative application, that we believe there's a mapping error here, that the ridgeline should have, should have stopped a little sooner. It does not extend onto the project site as those areas are flat. Next slide.

This is -- actually gives you a better perspective. This is the, the peak of the ridgeline, which is offsite and would remain. This is the, the Riverpark property line. This is the top of slope associated with the apartments. I think many of you probably remember the site tour. This is kind of a, a mesa at the top end here, flat portion of the property. This is the top of a manufactured slope that would occur with the apartments in Area C. Next slide.

This is looking at really the, the development is proposed by the tentative tract map and a visual simulation that was in the EIR looking back from Gavilan Drive in the Emblem Community towards the Riverpark project site. As you can see I

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think our -- I think in one of our earlier meetings Jeff indicated the ridgeline was coming down based on the tentative about fifty feet. This is the area he=s calling out at this point, you can see the change. Though the ridgeline would remain, certainly the ridgeline would be coming down as part of the project. Next slide.

This is the grading plan just blown up of the tentative tract map that we=ve, we=ve prepared and submitted on the project. This reflects what=s shown in that visual sim. Next slide please.

This is a redesign of Area B that we=ve agreed to do in meetings with the neighbors along Gavilan Drive. The idea is, is this is probably the most prominent ridgeline on the site and we are attempting to minimize impacts caused by the Riverpark project to this ridgeline and keep that barrier there. And what we=ve done is we=ve pulled grading away from the nose of that ridgeline where it was on the previous map back to here. The idea, these are cross-sections that are contained within your innovative application, but under the old plan the slope was down here. Under the new plan the slope remains natural and at the top. So the idea is is we do not touch that ridgeline, at least as you=re looking at it from Gavilan drive. That=s prompted us to, to push the development southerly as far as the apartment units. We=ve been able to maintain the same density, but we=ve

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pushed everything to the direction of the south.

This is another section. These sections really, really come through very, very clear in your innovative application. But again, this is a concession we made to those folks on Gavilan Drive and we're going to honor that commitment. Next slide.

This is looking at some ridgeline development in the surrounding area. One of the requirements of the innovative application is to make sure that you're not doing anything that would depreciate the character of the ridgelines in the immediate area. And I think in this case we have some good examples of why Riverpark is superior from ridgeline development to existing development. You see a lot of development on the top of ridgelines. We're clearly not doing that in Riverpark. The idea is that the primary or prominent ridgelines would silhouette or be a backdrop to the development, and the development would be lower than those ridgelines. Next slide.

The, the, the next issue that came up on -- at the March 2nd meeting was related to apartment homes demand. We have had Robert Charles Lessor prepare a detailed study. We provided staff with a copy of that entire study. What we did provide the Commission with was two pages of that study which really summarized the findings.

Bottom line, what they have found is that as far as the local economy goes LA County has lost sixty-three thousand jobs in the last two years. However, the Santa Clarita market

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continues to pose positive absorption in new office and industrial projects. So while the economy has been sluggish for LA County, in the Santa Clarita market we have continued to see, see development of office and industrial buildings. You're seeing that in the Center Point Business Parks and that, and the Commerce Center and some of that, and some of our other holdings in Santa Clarita.

As far as, as far as the current market for apartments, occupancies are down to ninety-one percent. They're optimum or they're perfect is ninety-five percent. That's where they like to be. Vacancies increased due to the sluggish economy. Another big reason is low interest rates, and most people are deciding to purchase if they can rather than rent, and new product. There has been an influx of new product that has come onto the market, and you've probably seen a little bit of that valley-wide.

As far as the low occupancies or low vacancies, increasing rents and limited supply elsewhere continues to push new demand in the Santa Clarita Valley. So what they found is that, you know, in the San Fernando Valley for example, your rents are continuing to move up because new products are not coming on line, and limited supply really is a constrain there. So you're seeing more of that occur up here. Next slide.

As far as near and long term local economy, the LA County economic rebound is expected. Job growth of thirty

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thousand one hundred and sixty-three thousand three hundred offsetting the loss is expected to occur in, in the next two years. Job growth and a lower cost of living fuel local demand for office and industrial space. And as far as the near and long term local market, the conservative demand that Robert Charles Lessor has indicated is about seven hundred apartment units a year. Previously our last study to be, to, to be correct indicated about nine hundred units. So what we're seeing is we're seeing that demand go down a little bit as the economy has slowed down in the LA region.

Again, the demand fluctuates based on actual job and household creation and interest rates and home prices. Certainly in the short term supply outpaces demand. I think the, the best way to put that is probably to indicate that even though you were looking at demand of, of seven hundred to nine hundred units it's impossible to provide exactly seven hundred or nine hundred units. You're going to have certain years where maybe you're providing eleven hundred units, and another year where it's three hundred units. So the law of averages prevails there and, and eventually they, they, they even out. I think what we're saying based upon proposed development in the valley is that the long term market, and that is when a Riverpark comes online in let's say late 2007, 2008, 2009, will be extremely tight, and it's

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reflected on the chart that's coming up on the next slide.

Again, what you're seeing here is you're seeing, you're seeing at least your over and under that, let's say in the case of, in the case of 2003 really all the way up to 2007, on accumulation basis we're supplying more units than there is demand out there so you see lower occupancy rates. But as you get to the latter years when this project would occupy in 2008 and 2009 and beyond you're seeing a shortage.

So what's happening here is your resulting market occupancy rate, let's say starting off here at ninety-one percent, and by the time you get to 2009 it's at ninety-nine percent. That's a very tight market. What's happening is that at this point you're not providing enough product to meet the demand that's out there based upon forecasted job growth and, and household creation. Next slide.

As far as the proposed adjustments that we are proposing with Riverpark, there are various reasons for it. The primary reasons are product segmentation. What we have tried to do with the single-family product is really create four distinct neighborhoods. And the way for us to do that is really based upon lot width. So what we've done is we've got a forty-five foot wide product, or what we call it, fifty foot wide, fifty-

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five foot wide, and sixty foot wide. And the corresponding lot sizes vary from about five thousand square feet up to, you know, six to seven thousand square feet on the average.

We also felt it was, it was an advantage because it allowed us to vary the street edge. And I think Jeff indicated that, that we're asking for the adjustment to occur on all of the lots. The idea is is we would not do this on all the lots. The, the idea is is you would have a lot that maybe would have a sixteen foot front yard setback with a side-face garage or recessed garage, and the next lot would be at twenty feet. So you would provide some alteration as you're coming down the street and it would break up that street edge.

As far as property line walls, clearly the reason for that is noise abatement. I think on a lot of projects adjacent to, to, to major roadways you see property line walls that are either located on berms or exceed six feet in height. And I think going through Valencia you can see our treatment of property line walls. Clearly we would do a great deal of landscaping in front of those walls to minimize any visual impact associated with that.

And I think finally what we are proposing to do in Riverpark is consistent with other Valencia communities. We've done this in Westridge, we've done this in the Summit, we've done this in Bridgeport. And here=s some examples.

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This is in the Westridge Community. This is the William Lyon Homes. They have actually gotten a reduction in their front yard setback down to about fifteen feet. These homes are selling over a million now I think. But the idea is is you can still create a very nice street edge and a very nice landscaped in front of a house with the reduced setback. Next slide.

This again is looking at that edge, so you have varying setbacks. You're going to have some homes that are at the twenty feet and some that are at the fifteen, which kind of breaks up that street scene. Next slide.

This is again slides looking at, at the Westridge Community. Next slide.

This is in the Summit, and what you have here is a side-turned garage and realistically a ten foot setback from sidewalk. Again, it's not every house. What you're doing is you're kind of breaking up the street scene there. Next slide.

Same thing, different house. Next slide.

This is -- now we're into the Bridgeport Community. This is the back bay community. These are traditional for sale lots. The lot sizes are smaller than five thousand square feet. I think here they're about thirty-five hundred square feet. Again, what they've done is they've, they've broken up the street scene by bringing some of the units a little farther forward and

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some of the units back at the twenty feet. In all case, and this is what we're proposing to do in Riverpark, your garage length would remain at a minimum of eighteen feet. So the idea is you're always going to be able to park. And if we do do side-faced garages on some of the larger lots we have, same thing. Your driveway length would remain eighteen feet. But let's say your garage structure from setback would be ten from property. Next slide.

It's again more examples of the Bridgeport Community, but it gives you an idea of some of the ins and outs as you're going up the, the street. Next slide.

Again, I think this is just a, a great example of what you can do in that area to, to soften the appearance. And, and I think this really turned out nice. Next slide.

And that, that concludes my presentation. I, I think clearly we, we are very confident that the project does qualify as innovative under the City's criteria. We have been able to preserve or enhance what we feel are the unique, unique features, visual features on the project site. And hopefully those, those sections were a little helpful. And I think looking through the innovative application will be helpful as well. And I'm here to answer any questions you may have. Thank you.

VICE CHAIR TRAUTMAN: Thank you, Mr. Adamick.

Okay. And now we will begin public testimony. Before

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we get to proponents though I wanted to ask, there were two people who submitted to speak and I don't know whether they're speaking favor, in opposition, or making general comments. And Mati Waiya, could you indicate?

MR. WAIYA: Opposition.

VICE CHAIR TRAUTMAN: Opposition? Okay. Thank you. And Ricardo Melendez?

MR. MELENDEZ: Opposed.

VICE CHAIR TRAUTMAN: In opposition, thank you.

All right, all right. Again, I remind you three minutes. We have quite a few in opposition, we have one in favor. And we will ask David Whitley to come up and speak in favor. David, are you here?

MR. WHITLEY: Good evening, Commissioners. I'm David Whitley from W & S Consultants. We were the consultants on cultural resources for the project, and I'm actually just here to answer any questions that you might have about the archeological sites. So if you've got any, otherwise, fine.

VICE CHAIR TRAUTMAN: All right. Thank you, Mr. Whitley.

MR. WHITLEY: Thank you.

VICE CHAIR TRAUTMAN: Okay. I'm sorry, I didn't ask the Commissioners, did you have any questions after the presentation? All right.

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Okay. And we will here from the opposition at this point. John Steffen, followed by Eric Jakeman, followed by Louise Hartwell please.

MR. STEFFEN: That was a very fine presentation. I was thrown a couple of curves. The gentleman over here mentioned that the Saugus School system has written some letters which are not given to the public, I don't know where those letters are or who has them, that there's not going to be any impact on the school system of Saugus. Did I hear correctly?

1

VICE CHAIR TRAUTMAN: Mr. Steffen?

MR. STEFFEN: Well, I'm in shock. But anyway, can I get a hold of those letters or can they be printed in the newspapers? Can we see the -- that information?

2

VICE CHAIR TRAUTMAN: You've got --

MR. STEFFEN: I'm rather cynical of information that is distributed at the last meeting, but I'm a cynic anyway, so you'll have them. All right, that's great.

I, I was glad to see, if I understood correctly, that their hill behind the Emblem Homes going down towards Newhall Ranch Road will not be excavated. If I could grasp everything that Mr. Adamick said it seems like some other place it would be.

3

I will meet with him, but I was glad to hear that, if that's possible, I got it correct.

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Now, the apartments seem to be going three stories tall, which some in the distant future will be a slum naturally.

The point is do they have to -- is there anyway you can cut down the size of those apartments? I'm wondering why they have to be three stories tall and we -- our, our view from the people who live on the hill or the ridge there will be blocked. I think we have some view rights and this will just be eliminated. We'll be looking into the backyard of an apartment, I guess clothes lines and et cetera, and trash cans. I don't know if anyone can answer that, or how do I find that out?

VICE CHAIR TRAUTMAN: Mr. Steffen these are all -- these questions will be addressed in further discussion.

MR. STEFFEN: Oh, okay.

Well, those questions I, I will try to get on my own. But one of the things they never mentioned, which is -- I kind of find personally repugnant, there -- the areas is loaded with rattlesnakes. I've killed two myself. And I don't know what's going to happen with these rattlesnakes, but if they -- they can kill. And this is just livid with rattlesnakes. Thank you very much.

VICE CHAIR TRAUTMAN: Thank you, Mr. Steffen. Eric Jakeman, please.

MR. JAKEMAN: Thank you very much.

I was here before. One of my main concerns is still

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the schools. I forget, the gentleman before me, you've got three thousand six hundred and fifteen people and three hundred and sixty-one school kids. I'm not sure where the math is coming around, but it seems pretty far fetched.

7

Also, the development of the traffic that is designed to empty on the cross-valley connector. The cross-valley connector has never been really explained. I've had people in the community trying to explain it to me. It goes up to, you know, Sierra Highway and then it stops. Well, in the morning now it's backed up for about a mile. So I'm assuming all this additional traffic will back it up maybe two miles, which is great if you're in Valencia or if you're in Canyon Country.

8

Also, the flyover, does that mean that there's going to be a bridge over Soledad and a bridge over Sierra Highway, or just Soledad and only if they build over five hundred and one units?

9

Okay. The development that they're talking about here, I was curious about -- they said there's another development to the east of that, to the northeast, and will those developments then link up into Sky Blue Mesa which already has minimal streets and congested due to the busses already. I haven't gotten an answer about that.

10

The geotechnical, a question for the math. Last time

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we were here I believe they said there=s eleven million cubic yards of earth being moved, now it=s five point five million cubic yards of earth being moved, which is half. So where did all the dirt go? Curiosity. Okay.

11

Now that the City=s -- you know, we=ve got this big project at the 14/5 developments, you know, we=ve got residential, commercial, all development going in, City=s really against it >cause of all the traffic congestion, but all this traffic=s going to go to the same place. So your reasoning again is -- I=m not sure. If you=re going to let this one go through why would you bother to stop the one at the 14 and 5 >cause you=re going to put the cars in the same place.

12

Now the setbacks, various setbacks, architectural it looks, visually it looks pleasant. I believe the Building Code=s going to allow them -- the closer setbacks to be the average setback, therefore allowing the buildable section on the ones placed farther to be extended so if people do want to do additions to the house they will have that right to extend the houses to that average setback. So that architectural look could and actually be broken up by right of Building Code. Would that be true of not, Mr. Planner? And thank you very much for your time.

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VICE CHAIR TRAUTMAN: Thank you. Louise Hartwell,

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followed by Ron Bottorff, followed by Teresa Savaikie.

MR. HARTWELL: Good evening. My name is Louise Hartwell, and I only have two concerns. I live in Emblem Tract. I got very confused just a few minutes ago because we were told that the ridgeline was going to be brought down about fifty feet. Now he=s saying he=s not -- you know, they aren=t going to touch it at all. That=s a major concern for most of us because it does control the noise, dust, whatever from that area.

The other is the school. I live across from Emblem School. We only have one way in, one way out. And before Bridgeport was built it was a disaster in that area. You have to really come in and, and see how they bring these kids around. I mean, the traffic goes up and around the whole tract just to get the kids out of the school -- or out of the cars into the school. And nobody can get in or out of their yards. It=s really bad. So -- and the traffic just getting out, it takes me an hour to get to San Fernando in the morning to go to work. And it=s going to be worse on Bouquet with this. Thank you.

VICE CHAIR TRAUTMAN: Thank you, Mr. Hartwell. Ron Bottorff, followed by Teresa Savaikie, followed by Cynthia Wilson.

MS. SAVAIKIE: Ron had to leave. He lives in Newbury Park, so --

VICE CHAIR TRAUTMAN: Oh, thank you.

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MS. SAVAIKIE: So don=t start me yet. Okay. These are some pictures that were taken at Riverpark. You can go ahead and start me, I=m sorry. My name=s Teresa Savaikie. I=m a resident of Santa Clarita. And these are some pictures that were taken of Riverpark. They=re surely not the photographs that appear in the EIR that=s presented before you.

17

The Santa Clara River is a unique feature of the Santa Clarita Valley, and unfortunately in many of our valley the river has been lost to swells of development. The panhandle is all we have left in City limits of what was once a beautiful river with adjoining flood plain, rolling hills and mountains. As a unique and key feature of the Santa Clarita Valley this project will have profound negative impacts to, to our resources. If the City followed their Hillside Ordinance, their Oak Tree Ordinance and protected SEA-23 designated for the endangered Stickleback and protected cultural resources this project as proposed would not even be considered.

18

The citizens of Santa Clarita have said that they are concerned about the loss of open space, overcrowded schools and over-development. So why not do something totally unique and bold and deny this project as proposed and consider a bond to extend Central Park and put it before the citizens of Santa Clarita and save this precious resource. There could be learning centers, science classes, cultural villages, something truly

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unique, something you could all be proud of. What better place to teach a child than under the shade of an oak tree planted by a Native American where history was made, or on the banks of Southern California=s last living river.

19

Please be advised that yesterday I spoke with Bill Brown, a Biologist with the U.S. Forest Service, about a recent draft report related to USGS services -- USGS surveys for the Stickleback. Mr. Brown=s word, the Biologist of the Forest Service, AIt does not look good for these little guys.@ He said that it appears that overdraft of the river and drought have continued to reduce the habitat of the Stickleback, and that if we are going to save the Stickleback we need to make some serious changes in the way we manage the Santa Clara River. It is so bad that they are now considering transplanting Stickleback to other rivers in California to insure that they do not go extinct.

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The City -- this project further impacts the Sticklebacks habitat. Every project in SEA-23 alters the Sticklebacks habitat. We are pushing the Stickleback to the edge of extinction. The Riverpark project is home to several sensitive species and continued habitat destruction will eventually push those species to the status of endangered. Now wouldn=t it be cheaper and smarter to protect the resources while we still have the change, while we still can?

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I hope you will consider how important the panhandle is

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to the citizens of Santa Clarita and our natural and cultural resources. And If you=d like more information from U.S. -- from the Forest Service I could get that to you, Diane.

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VICE CHAIR TRAUTMAN: Thank you.

MR. SAVAIKIE: Thank you.

VICE CHAIR TRAUTMAN: Thank you, Ms. Savaikie. And Cynthia Wilson, followed by John Gonzalez, followed by Wing.

MS. WILSON: Good evening. I would like to address the Commission and Commissioners of this group tonight on regards to the NAGPRA Act, the Native American Graves Protection and Repatriation Act. It seems to have gotten swept under the carpet quite often, and quite often the Native American issues, such as the burial sites, which involves the oak trees.

As you know, if you -- or if you know about the Native Americans that were in -- either transplanted to this area for whatever reasons, used to bury their dead at the bases of oak trees. And so the massacre of those burial sites are constantly being desecrated, disrespected, ignored, and the Indians come forward every single time and say you guys are destroying our Forest Lawn. Don=t you care?

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And again, Michel Antonovich doesn=t care, he has shown it with the, the disrespectful ways that he has produced his own office and prostituted his office by ignoring my requests personally and uprooting Old Glory where there was artifacts found at the base of that tree where I personally witnessed the

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Santa Clarita Valley Sheriff=s Department removal of those bones.

With my request multiple times to please put those back onto the alter that was placed there, which made it a sacred site that was desecrated by the Sheriff=s Department. Those bones that were found could have been identified as funiary (phonetic) objects. And the investigative process was interrupted because the Sheriff=s removed those bones, which we went ahead and tried to find out if that was a burial site, a Native American burial site or not.

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We have the right under this 1990 Native American Preservation Act -- Graves and Repatriation Act, to ask this Council and any other council in any other city in this world -- in this country because this is supposed to be America.

And we have rights under these acts. We don=t -- the builders and stuff like that don=t have the rights to, to go ahead and disrespect this act. It was implemented by the United States Congress as of November 16th, 1990. We would hope that this group is acting responsibly, following the NAGPRA and, you know, working with the native community in order to go ahead and keep our burial sites protected, and our sacred sites, our ceremonial sites like what was found up in Elsmere Canyon where you guys wanted to put a dump. I again spoke at that meeting also. And because I was so repulsed at this Council and this City, this irresponsibility with wanting to build, with ignoring the needs

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of the people with regards to the water, the, you know,
ecological balancing that was ignored repeatedly, like the Blunt
Nosed Lizard, the Arroyo Toad, and so on and so forth, you know -

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VICE CHAIR TRAUTMAN: Ms. Wilson?

MS. WILSON: All these things were ignored. And I hope
that you guys are doing your water studies because I, I already
know that there isn't enough water in California to --

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VICE CHAIR TRAUTMAN: Thank you, Ms. Wilson, your time
is complete.

MS. WILSON: Okay. Well --

VICE CHAIR TRAUTMAN: Thank you.

MS. WILSON: Maybe I can come back and speak again.
But I would like to leave those with you.

VICE CHAIR TRAUTMAN: John Gonzalez please.

MR. GONZALEZ: I'm John Gonzalez. I live on Gavilan
Drive, which he showed a picture of the -- my street over there.
We're not really okay with them taking down the ridge, because
that's a barrier against the noise. And especially if they're
going to, they're going to build a Newhall Ranch Connector, or
whatever it's going to be there. That's going to be twelve lanes
of noise, and we need that whole ridgeline. And I'm seeing the
flags there along the ridgeline that are -- and it, it looks like
about thirty or forty feet being taken down. That changes, I

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don't now exactly what the state is, but the picture they just showed me, it looks like that they're, they're taking about thirty feet away from the -- facing the ridge, that, that part of the ridge which we need.

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I'd like to submit a letter from our street showing that we're not okay with that, that the two people that were okay with that are in the process of moving or moving.

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Emblem School will once again be crowded because that's where they're going to dump the kids, these excess kids that everybody's okay with are going to end up there. And the access in and out of that school can not handle the traffic of -- you know, already it's a problem with the amount of kids that there is now because it's a two lane road. There's only one way to get in and out of there and it can't handle another two hundred and eighty kids, and that's where they're going to end up.

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Teresa covered the wildlife thing, but that's a whole community of wildlife, >cause I live right up against that mountain and I've seen raccoons, possums, quail, just a lot of animals that will be obliterated.

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So that completes my comments. Thank you.

VICE CHAIR TRAUTMAN: Thank you, sir. Damon Wing,

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followed by Henry Schultz, followed by Karen Pearson.

MR. WING: Good evening, Commissioners, I'm Damon Wing from Ventura Coastkeeper. Ventura Coastkeeper is a non-profit organization and a member of the Waterkeeper Alliance which is an international alliance led by Bobby Kennedy, Jr.. We're dedicated to the protection of coastal watersheds, of which the Santa Clara River watershed is one of the most important. I would just like to make some brief comments tonight. More comprehensive comments regarding the numerous significant impacts will be submitted in writing.

The Spadefoot Toad and Unarmored Three Spine Stickleback, you were witnessing today that they are going extinct, and yet nothing is being done, and this can not be allowed to happen. The cumulative impacts of development in the Santa Clara River flood plain exacerbate the decline of these species. The Clean Water Act and the Endangered Species Act mandate that his habitat be protected.

A least damaging practical alternatives analysis and an adequate cumulative impact analysis must be conducted. This draft EIR is willfully inadequate. In particular, it is inadequate in evaluating the cumulative loss of riparian and aquatic habitat, elimination of wildlife movement corridors, increased human disturbance and loss of biological diversity and productivity, among other factors.

Nevertheless, it is clear that the proposed project is

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clearly not the least environmentally damaging practicable alternative. Practicable alternatives include activities that do not include the discharge of dredged or fill material into the waters of the United States, or the discharges of dredged or fill material at other locations in waters of the United States or ocean waters. No serious effort has been made by the applicant to avoid, minimize and mitigate the environmental impacts to the maximum extent practicable.

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The continued degradation of the of the Santa Clara River watershed must not be allowed to continue. The Santa Clara River is the last and largest remaining wild river in Southern California. Buried back stabilization is not acceptable. Removing non-native vegetation is not an acceptable mitigation. The Santa Clara River watershed needs your protection. Please do not allow any further degradation of this flood plain.

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Ventura Coastkeeper acknowledges and understands the need for housing, but we also acknowledge and understand and will fight for the protection of biological resource and flood plain protection. This EIR is not close to being acceptable for certification. Thank you.

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VICE CHAIR TRAUTMAN: Thank you, Mr. Wing. Nehry Schultz?

MR. SCHULTZ: Thank you for allowing me to speak. I'm representing the Sierra Club tonight, and I'd just like to make a couple comments.

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So far one, one of the items that=s listed there is innovative. I don=t see anything innovative about this project at all. More houses and less space, requesting smaller areas, setbacks, this is anti-innovative. So -- and they talk about hillside innovation, there=s no, there=s -- so this is not an innovative -- if you can find a way to make this innovative I=d appreciate it.

The dirt moving, four -- five point five million it is now, I guess under the new numbers here, cubic yards. Look at C-MIX, we=re spending over a million dollars to fight C-MIX and we=re moving more dirt in this project than we=ve got out there.

So there=s a huge air impact from all the dust. The PM10 is going to be tremendous.

Schools, well, I=m sorry about the deals that they signed with Newhall, both Saugus and Hart, >cause what=s going to happen is just as people have mentioned you=re going to get more crowding. Each time you put more people in here where are they going to go? Same places. So there=s -- what you might want to add to this is to have some extra money or mitigation that=s provided, at least for the high schools in the Hart District, >cause this project isn=t provide any help for those schools.

Now getting into the serious stuff here, we have parks.

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First of all, it's all this open space that's listed, four hundred acres, most of it's the river. You're not going to get anything from that anyway, so that's mostly a sham.

What we really should do is when they talk about alternatives they said, well, there's the one where we have the no parkway, Santa Clarita Parkway. Why don't we have no McBean Extension, no flyover bridge? Why don't we just take part of this A1 and strip it out, turn it into an open space park and hook it on to the Central Park? We can do that because they're going to take twenty million dollars (\$20,000,000) to help build the bridge. Well, why, why build the bridge? Let's take that twenty million dollars (\$20,000,000) and do something nice with it, help build a park.

Right now we have a Central Park. This -- it was proposed previously to make this area a park when they tried to get and build the Central Park location right now. So I think you can do that and you can still have a project on the southeastern end and make a profit for the developer, and then you'd have a real Central Park, a real amenity. So you could take where they have the current park there, strip all those things out and have a really great project.

Now the roads, dah, that's why you want to take all this out because the claim is that a cross-valley connector is

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going to save you and make each trip shorter, not true at all.
You're going to end up with more cars, more crowding. All these
people are going to get up on the same roads and they're going to
end up at the same pinch points. So what you need to do when you
look at this is you need to see the traffic model at build out
for this project. Look at the numbers and then reject these
roads. Thank you.

VICE CHAIR TRAUTMAN: Thank you, Mr. Schultz. Karen
Pearson, is Karen Pearson here?

UNIDENTIFIED SPEAKER: She left.

VICE CHAIR TRAUTMAN: Okay. Karen Pearson has
submitted a letter in opposition, and we will make copies and all
of the Commissioners will get a copy of that letter.

Dr. Randy Martin, followed by Melanie Winter, followed
by Barbara Wampole.

DR. MARTIN: Hello, Commissioners. Dr. Randy Martin, I
live in Bridgeport. I've lived there for three and a half years.
And I'd like to address some of the issues on the EIR.

Just to reiterate, the air quality, the EIR states that
the cumulative air quality impacts would be unavoidably
significant.

Traffic, there's no feasible mitigation, according to
the EIR, for traffic impacts. Consequently impacts are
unavoidable and significant.

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Natural habitat and open space, a net loss of significant habitat within an urban area. We can see over the years how much of our natural open space is being usurped by development. And those of use how have moved here because we appreciate the open space are finding it really difficult.

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Visual impact, it=s obvious. This is an area that from Bridgeport I=m looking at all the time. And actually I take hikes and walks in this area frequently. I really, really value the open space there. It would be a major change for me not having it on -- for my weekend walks.

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And the primary thing is noise. From Bridgeport I=m just a little fence there from Newhall Ranch Road. Late at night I often hear the motorcycles and the trucks on Newhall Ranch Road and they wake me up. I have actually had one of my neighbors already move from Bridgeport because of the noise. The noise impact, the EIR actually states that the noise impact would be not within the acceptable noise standards according to the City=s own Noise Ordinance. So I=m not sure how we can, with good conscious, let a development which will cause more noise impact.

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And the EIR itself doesn=t address -- I, I urge you not to accept it. I urge you to expand the noise element to show exactly how the noise will impact the residents of Bridgeport. Because right now we are impacted, and this development -- and especially if this development makes way for the extension of the

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road with the, the large trucks, more motorcycles, it=s definitely going to have an impact on, on me and my neighbors in the Bridgeport development. So I urge you to please not accept the EIR, but expand this noise impact section.

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And then lastly, I=ve only been in Santa Clarita for three and a half years, but as you have seen, when I started looking for a house here about four years ago there was no -- the, the traffic was minimal on the weekends and during the week. Now at the intersections I=m sitting there a long time, and I=m just afraid it=s going to end up like the San Fernando Valley, just on the corners right outside my development in Bridgeport. Thanks very much.

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COMMISSIONER OSTROM: Madame Chairperson, it=s getting on to 11:00 o=clock. I=m wondering if we could have a short five minute break.

VICE CHAIR TRAUTMAN: You want five minutes? Okay. Can we keep it five?

COMMISSIONER OSTROM: Five will be fine.

VICE CHAIR TRAUTMAN: >Cause we only have a few more speakers and I=d like to be able to let them go soon.

COMMISSIONER OSTROM: They can go too if they want.

MR. BERTONI: Two of us.

VICE CHAIR TRAUTMAN: Okay.

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MR. BERTONI: Hey, Cory, I think there=s about, I think about two of those speakers you mentioned may have already left. You may have fewer speakers than that.

VICE CHAIR TRAUTMAN: Well, let me see. We have Melanie Winter, Barbara Wampole --

MR. BERTONI: Melanie -- those two have left, I believe. Melanie has left and Barbara left.

VICE CHAIR TRAUTMAN: Barbara left?

MR. BERTONI: Yes.

VICE CHAIR TRAUTMAN: Melanie left. So is Lynne Planbeck still here?

MR. BERTONI: Yes.

VICE CHAIR TRAUTMAN: Ricardo Melendez and Mati Waiya, okay. Are we missing someone?

MS. PLANBECK: I just heard my name a moment ago.

COMMISSIONER OSTROM: Well, are we going to --

VICE CHAIR TRAUTMAN: All right. Well, let=s -- five minutes, but just five minutes, okay, so we can let the last three people speak and -- all right.

COMMISSIONER OSTROM: You have a clock there.

VICE CHAIR TRAUTMAN: Yeah, five minutes turned in to fifteen before so --

(The Commission Recessed at 10:50 p.m., until 11:05 p.m.)

VICE CHAIR TRAUTMAN: Final speakers in opposition and general comments. The last three speakers in opposition are

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Lynne Planbeck, Ricardo Melendez and Mati Waiya.

MS. PLANBECK: Hi, Lynne Planbeck here representing Santa Clarita Organization for Planning and the Environment, and I want to speak to you about water tonight. And I know you're not discussing that, but as you are moving forward and reading the EIR this would maybe just give you some critical responses to the EIR that you could think about as you read it.

I also want to say that at least we won't be harangued for stopping a school, since there isn't one in this project. I see that Newhall Land and Farm has in there little Valencia News that we've stopped every school that's ever been proposed in the last four years somehow.

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I just want to quickly say in the late 1500's and early 1600's first Copernicus and then Galileo claimed that the earth circled the sun, and they were derated for this. Galileo was even imprisoned for promoting this scientific truth because it contradicted Aristotle and church doctrine. Many magistrates at the time even denied the clearly visible existence of the moons of Jupiter, claiming they were merely carefully placed spots on the lenses of Galileo's specifically manufactured telescope.

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I feel like so often that that's exactly what happens at Planning Commission meetings. Obvious facts that are clearly visible to the naked eye are denied with reports from pay consultants that are representing the special interest.

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If you look at the Santa Clara River it is clearly being overdrafted. There is die off from the center to the edges. If you read any trustee (phonetic) on overdraft that=s the first thing that happens, you lose your surface flow and then vegetative die off occurs. When you lose your surface flow you have a loss of connectivity which reduces recharge.

Now there=s a couple things in the EIR that -- where they try to tell you everything is fine. One of them is that, that the increased imported State water is a source of recharge.

Well, that=s true, but the majority of the recharge -- of the State water is affluent that is discharged west of I-5. It=s not recharging our river here. It=s going out west of I-5. It=s going down to Ventura County. So you have no recharge in the eastern reaches. That=s why Newhall County Water District is having trouble with some of their wells in dropping levels. No recharge into the tributaries, that=s why you=re having trouble there. And very reduced recharge in the central section, which is only a third of where the affluent is, is released is from the Saugus Treatment Plant.

And they say that stream gage data is showing an increase in water going out of the system. Well, of course it is because the stream gage that they=re looking at, the wells that show steady levels are over there west of I-5 and they are

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downgrading it from the Saugus Treatment -- I mean, the Valencia Treatment Plant. But it's the Saugus area and the eastern reaches that are really showing problems.

That's also apparent because if you talk to any residents that lived for a long time in the Santa Clara River region, there used to be spring pools that harbored fish so that we could maintain our fish populations, even with, with reduced summer flows. Those pools no longer exist because we've overdrafted the river to the point where they've been eliminated.

The other interesting issue is of course water quality. The water quality with increased imported water is substantially degraded. You have an increase of chlorides in the water. You have an increase of other sorts of things that weren't in there before. And Regional Water Quality commissioned UCLA to do a study to this, and this is what they found. We will be submitting that study to you.

VICE CHAIR TRAUTMAN: Ms. Planbeck, Ms. Planbeck, your time is up, I'm sorry.

MS. PLANBECK: Okay. Well, I'll be back for my three minutes, or hours for three --

COMMISSIONER OSTROM: I just want to make sure, Ms. Planbeck, all your questions have been in written form and submitted?

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MS. PLANBECK: No, they haven't yet. I just wanted to bring these up to you. But I want you to really think about --

COMMISSIONER OSTROM: Prior to our reading of it --

MS. PLANBECK: -- about how urbanization could enhance recharge instead of reduce it.

COMMISSIONER OSTROM: Yeah, that's why I just want to make sure --

MS. PLANBECK: Just think about soil compaction when you read that section.

COMMISSIONER OSTROM: I just want to make sure that all your concerns are written down and responded to.

MS. PLANBECK: Oh, yeah, don't worry. We'll be submitting substantial comments.

COMMISSIONER OSTROM: Thank you, thank you.

VICE CHAIR TRAUTMAN: Richardo Melendez?

MR. MELENDEZ: I'm Ricardo Melendez of Chumash heritage. Over four hours ago the pledge of allegiance was uttered in this room. And, and one of the phrases and one of -- and that whole thing it says, Aand justice for all.@ This is not the first time, nor probably the last time, where our heritage is questioned, our heritage as a native people of, of this area or other areas in, in California are, are demeaned and lessened by so called experts in the field of archeology.

It, it bothers me that every time that we -- I show up

to meetings like this or, or forums like these that we have to make a stand for ourselves. That, that, in fact, this evening some, some people were, were speaking out and their, their, their, their opinions were basically lessened as ours are all the time.

AAnd justice for all@ should be a standard for all the people that exist in this area, in this country. But again, we have to go through it, all this, all over again. We, we have people who are building tennis courts over sacred sites. We have people who are digging up sacred sites and burial sites, and they=re -- through -- even though these, these experts say that their insignificant, to us they aren=t. And I would like this, this collection to start taking a stand also or making or showing other people that we are significant. Our culture is a significant culture. Thank you.

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VICE CHAIR TRAUTMAN: Thank you, Mr. Melendez. And finally, for the opposition, Mati Waiya.

MR. WAIYA: Hacooya (phonetic). Before my time gets started we have or hereditary Chief, Charlie Cooke, that filled out a card, and I hope we give him his appropriate time.

VICE CHAIR TRAUTMAN: He=s speaking in general comments.

MR. WAIYA: Okay. So is my time going to start now, or you started it already? First of all, what an impressive

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Powerpoint and presentation. And also, how the consistency with plans and codes and on and on. My name is Mati Waiya. I'm a Chumash Ceremonial Leader and I'm working with the EPA and the Native American Heritage Commission. I hope that you respect the CEQA Guidelines and all the agencies responsibilities to review cultural resources, the Army Corp, Regional Water Board, Fish and Game and Fish and Wildlife. The contact of federally recognized tribes, local tribes and local leaders, these are requirements by the laws that you have to accommodate.

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The permits issued for water discharge needs to address the Natural Historic Preservation Act. We believe that sites on this project are eligible for listing on the historic preservation act and are -- and need to be accommodated.

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We want to have an outside independent expert review studies done on artifacts found and site visits to confirm settlements, places or villages. Remains of LAN-351, I'm really curious where they are. And I know that there was remains spread -- found throughout the different areas of the river. We ask you to include the Native American community in the review process to minimize impacts and to include comments or recommendations referring to cultural laws.

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Ten thousand years of history, cultural resources have provided science information for experts that do not practice our traditional values or cultural values. The language that

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satisfies the development such as, Alimited occupation, temporary campsites. The flood in >92 washed away the cultural sites.

Beads found are unreliable indicators.@ These are insulting reviews, and we want to take part in -- with our own independent contract -- consultants to review these, these sights.

The consultants that you have hired, we challenged them on the Ahmanson Ranch Development, and we found inconsistencies.

Archeologists do not reflect the values of the tradition of our culture. And we want you to take a good look at this because we will challenge this community on it.

We take part in our culture. We released the Condors in this valley. I did my apprenticeship in this valley. We harvest the resources. We=re not about archeological sites, we=re about cultural resource sites. We still practice our tradition. You have been here four or five generations. You bury your dead on our land. You have a responsibility to protect it. We were using laws of today and laws of yesterday to protect our areas of ceremonies and sacred sites.

We need to have language that protects burial sites. Playa Vista has another two hundred and twenty-eight burials up to date, and we will challenge these kind of laws to this community. Thank you.

VICE CHAIR TRAUTMAN: Thank you, Mr. Waiya. Now we have two speakers making general comments, Charlie Cooke followed

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by Stacey Kelleher.

MR. COOKE: Yeah, my name is Charlie Cooke, I'm a, I'm a native of Newhall. And I'm a hereditary leader of the Chumash people and, and of the Soban (phonetic) tribe. We've always been here in the Santa Clarita Valley. My dad was born in Castaic, my grandmother was born in San Fernando, and before them they were born here also. So our culture is here in the Santa Clarita Valley, particularly sites like over here on 351. They have to be preserved because, you know, over the years the Newhall Ranch had never -- didn't have the surveys they should have had.

There's many, many sites still haven't been surveyed on Newhall Ranch, and these sites of know of some, some burial grounds that are still out there in that twenty-one thousand dollar -- twenty-one thousand home area. And these things have to be saved.

We've been here for thousands of years. Especially when our in bed sources are here in Santa Clarita Valley, we have to really take care of things. You guys are the newcomers. My dad worked on the Newhall Ranch for a long time. He worked for McBean. So our roots are really here. And the treaty that's in Guadalupe Alago (inaudible) is stated that natives shall not be harassed or removed from the area, but that didn't last too long.

Now the same thing goes to our remains, our burial sites.

351, I worked over the Whitley and Simon with them for

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a couple of days. And I think it has not been properly assessed as to -- for the preservation. I would say that sites, whole sites should be completely preserved because everything and every time that something is taken from our site it takes part of our culture away from us. You take up one rock, one artifact out of there, that=s still taking part of the artifacts.

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Now the physical genocide has been over, but the cultural genocide goes on and on and on daily. Well, like I said, every time we lose a site we lose a part of the thing. And it=s up to you folks to help us protect this type of thing. You can=t just go run a road shod because the developers want to develop something. It has to take care and caution to protect our environmental things.

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On that particular site over there is Blue Oak. They should all be protected, they=re pretty rare around here.

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And so there are so many different issues that has to be recovered again, recovered again for the, for the whole community and for the native people as well. So it=s up to you to make that decision, and we=ll stand behind you when you make that correct decision. Thank you.

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VICE CHAIR TRAUTMAN: Thank you, Mr. Cooke. And Stacey Kelleher.

MS. KELLEHER: Kelleher.

VICE CHAIR TRAUTMAN: Kelleher, thank you.

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MS. KELLEHER: Hi Diane and the rest of the board. I know it=s getting late, but one thing I want to mention is that on TV on a big network they mentioned that LA County is demanded already to reduce the quality -- I mean to reduce the bad air because it=s even -- Riverside is considered serious, we=re worse than that.

So when we let D.R. Horton do ten times more than what was safe in November, there=s the mining that=s bad and there=s this. So where are guys being responsible for a demand that=s higher than you guys, for one?

Another thing is I live where I like to walk by Bouquet and, and Newhall Ranch Road, >cause it=s near my home, to Vons and different things. You can not get across that road with the time allotted. And also, where Bridgeport enters at Parkwood you can not get across. You=re in the middle of the road. Now when that=s a freeway that=s dangerous to kids.

So my issue is that there has to be a safety bridge like those bicycle bridges that will take us safely back and forth over Newhall Ranch Road, because otherwise kids are going to be dying, just like that kid that died over -- not recently, over at McBean and situations -- I mean, you=ve got to make it safe for the kids and for the people walking, and I don=t think it is the way it is. >Cause if you increase the lights to be

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safe then it=s not going to flow like a freeway. They=re,
they=re, they=re -- it=s not compatible.

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Also, I=m really concerned too because I brought with me the disclosure that was given to me and people in Bridgeport, and I think there=s deception in a sense, because even though they do mention surrounding conditions it=s for direct surroundings. And then they say, you know, this builder could not control future development. Well, they put that in any paper, okay, it doesn=t disclose anything. But when it talks about the Route 126 there=s no mention of homes. It makes it look like it is just a freeway situation. And that=s why the last time I was here I said I=m not fighting you on the freeway, I knew that when I moved in, but the homes I am.

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So I made a copy for you, Diane, >cause I think that -- like he says, you know, this is the last development of Valencia, but they=ve got a lot more developments that he=s not mentioning that might not be in Valencia but still impact us.

VICE CHAIR TRAUTMAN: We=ll have -- you can give that to the secretary and she=ll make copies to the Commissioners. Thank you.

MS. KELLEHER: And another one of my concerns is this, when they -- okay. He -- they always use the tactic that we can

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do more homes, we're doing less. But when you're asking for conditions like reduction of property by twenty percent, eighteen foot garages, setbacks, well, I want to tell you, I live in Stony Point, which is about the square footage you're talking about, and when you get people in people's faces you've got problems because you can open up your windows and see each other on your pillows, that's how bad it is. You get kids, >cause you don't have the setbacks that -- like the kid yesterday who took a skateboard down my entrance and chipped my cement, because I don't have the setbacks. You've got where you don't have the -- what do you call it, you don't have the parking strips. You don't have all these things and you can't even get your trash on the side of the house because the lot's too small. And then you've people, because you can't -- some of them they said don't have driveways, and then you got people parking in front of your house and there's all kinds of problems.

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VICE CHAIR TRAUTMAN: Thank you. Thank you for your comments. I'm sorry.

MS. KELLEHER: And there's so much more, but I will quit.

VICE CHAIR TRAUTMAN: Your time is up.

MS. KELLEHER: I just have to sum up one thing. I have

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a list of things and I don't even have time to say it, and so did a lot of people. And I was grieved today that so many people had good points and Diane had a good solution, and you have to go to the appeal process. In fact, they had to go to the appeal process for the stuff over on another corner that we dealt with.

I'd like us to be heard before the appeal process.

VICE CHAIR TRAUTMAN: Thank you, Stacey. Okay. And now I will ask the applicant to come up and rebut comments. Thank you all for your patience.

MR. ADAMICK: Well, I'll do my best to summarize these. I think a lot of the comments are clearly analyzed and addressed in the EIR, and I'm sure as we get to those sections Mr. Hogan and Ms., Ms. Tebo will, will run the Commission through that.

As far as the, the Saugus School District, a letter was provided to staff, I know I was, I was CC'd on the letter, indicating that, that we do have mitigation agreements with Saugus -- with the Saugus District. Those mitigation agreements are considered full mitigation and mitigate the impact encroached by Riverpark, as well as other developments within the Valencia area. Those mitigation agreements have resulted in the construction of two schools so far, North Park Elementary and Bridgeport Elementary, and there will be a subsequent third in West Creek. So that agreement actually does fund and provide property for the Saugus District. We have a full mitigation

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agreement in place with the Hart District as well, and that agreement mitigates the project=s impacts. And I think you=ll see that in writing as well from the Hart District.

I think as far as the, the, the ridgeline, we, we made a commitment in meetings we had with several of the residents on Gavilan Drive that we would, we would minimize our impact there.

There are various stakes on the ridgeline and we should probably take them down. We were -- we continued to go up as we were talking to them. So bottom line is that the nose of that ridgeline, we=ve committed to pull off of that and redesign the project, and that=s reflected tonight, and we=re going to honor that commitment. Do we have an agreement in place? No. But that=s a commitment we made. And the idea is to keep that barrier in place, and we will honor that.

As far as the height of the apartment buildings, you know, clearly three stories is, is standard and typical for us. You see most of our traditional apartment projects throughout the Valencia community at, at three stories. The height of that varies anywhere from forty to fifty feet, and that=s why we=re asking for the fifty feet. I think on the line of sights that were provided in the innovative application you=ll clearly see that if that barrier is in place as it relates to Area D, if you live on Gavilan Drive you are not going to see those apartment units. There is a window, existing window between the nose of

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that ridge and the shopping center. Clearly if you're in somebody's backyard at the end peaking over the fence you'll probably look and see an apartment unit. But for the general populace you're not going to see any of those buildings. The ridgeline is going to prevent you from seeing that.

I think as far as traffic goes the Commission will, will get a detailed presentation from Impact Sciences and from staff on traffic and on water. So I think in future meetings you'll get a better handle on all those issues and the analysis that was done.

I think as it relates to, to biology, the same thing, you're going to get a great deal of, of discussion on that.

As far as innovative, I want to go back to that. The project minimizes impacts to those ridgelines. We've preserved the silhouette or the backdrop that is there today. We're providing a twenty-nine acre neighborhood park. We preserved the Santa Clara River Corridor. We have -- you know, are enhancing a primary canyon. We are enhancing a -- or we're preserving a secondary canyon. I think we've gone a long way as far as meeting the City's criteria for an innovative project.

And I think finally on the, the cultural issues, certainly you technical expertise here to, to deal with what was done on that site. But we are preserving 351. We have pulled

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the development out of that area. It is 3043 that is being proposed for salvage. At the advice of, of W & S early on they said just pull out of there. We did that. The Blue Oak is being preserved.

So that really concludes my comments. As I indicated I think a lot of these things will be sorted out in the future. Thank you.

VICE CHAIR TRAUTMAN: Thank you, Mr. Adamick. And now I will close the public hearing and ask the Commissioners for their comments and discussion and questions. Do you have questions?

COMMISSIONER OSTROM: I wanted to get the cultural people and, and ask them about criteria that they may use to categorize these various spots that are deemed to have prior cultural significance or prior cultural, prior cultural experiences I guess.

MR. WHITLEY: I'm David Whitley from W & S Consultants. Is the question how do we identify archeological sites, or once identified how do we determine how significant or not significant?

COMMISSIONER OSTROM: The latter.

MR. WHITLEY: The latter, okay. There are outlined specifications in CEQA that give us a guideline, essentially a road map that tells us when sites are significant, when they are not. In general terms they're significant if they have religious

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values to Native Americans and/or if they have the potential to contribute to our understanding of, of prehistory.

COMMISSIONER OSTROM: Yeah, that=s the key. Yeah. Who decides whether they have religious significance?

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MR. WHITLEY: As a general rule if they have evidence for burials or other kinds of ritual remains then they would be considered religiously important.

COMMISSIONER OSTROM: All right. It=s a, it=s a go, no-go thing.

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MR. WHITLEY: Correct, and it -- and in fact it=s an empirical process in a sense. With respect to the current project there were two sites at issue, LAN-351, which frankly, as an archeologist with twenty-five years experience in the region, it was obvious that this was a very significant site looking at it. I=ve put over four hundred archeological sites on the National Register of Historic Places. I could tell without doing anything at that site that it was going to be at that level of significance, it would be National Register eligible and, and probably should be listed or could be listed. And we recommended to the applicant at that time that they just not even think about developing that site. They took that option, they=ve agreed to cap it, which is the preferred means for preserving and protecting sites, and simply moved away.

The other archeological site at issue is LAN-3043, Los

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Angeles 3043. This site has some significance value in the sense that it has evidence that=s useful for understanding the prehistory of the region. We did a Phase II test there that involved the excavation of twenty separate hand dug units. We know we found no evidence whatsoever to indicate that, for example, there are any human remains, any cemetery or anything like that. Complete zero on, on that particular count.

But furthermore, I suppose the, the site in fact is very heavily impacted. It=s been graded. It=s been rock raked very badly. There are big piles of, of boulders and cobbles and so on on it. That in my mind diminishes its integrity, means it=s not eligible for the National Register of Historic Places but it=s still under CEQA. CEQA guidelines are a little more lenient then, then the federal guidelines. It still has some potential for scientific information. We recommended either that it be preserved or that Phase III data recovery salvage excavation be conducted on it. And that=s the circumstance there.

COMMISSIONER OSTROM: Very good, thank you. You answered my questions.

MR. WHITLEY: Any other questions?

VICE CHAIR TRAUTMAN: Thank you. Any other questions?
All right. Thank you.

MR. WHITLEY: Thank you.

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VICE CHAIR TRAUTMAN: Thank you, Mr. Whitley.

COMMISSIONER OSTROM: Then I have -- well, we have Allen and Eric Seward here. I want to find out about those slides -- or can any of those be characterized as a, as a massive slide or, or, you know, you -- in terms of dealing with them, are you having to actively deal with them or passively deal with them by excavating?

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MR. SEWARD: Hi, I'm Eric Seward. When you say passively, yeah, some of the slides are pretty significant, especially the one that it actually crosses the property into the Castaic Lake Water Agency. The existing Newhall Ranch Road that was graded in the past bisected the slide, and it's covered by, I think they call it Area A1. And, and that part of the slide -- most of the slides are being removed and buttressed. That slide is either recommended now for complete removal and replacement or to do a share key, or another option is just not develop on it.

COMMISSIONER OSTROM: Okay. Now the way that this is handled is that you write a report and you say how they should be handled?

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MR. SEWARD: Correct.

COMMISSIONER OSTROM: Now are there -- do you review how they're handled, or does some other person review how they're handled or --

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MR. SEWARD: No, that's part of the approval process of

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the grading plans. We make the recommendations, it=s incorporated into the construction plans, and then that=s monitored during construction.

COMMISSIONER OSTROM: Monitored by, by you or by --

MR. SEWARD: Well, the geotechnical consultant of record at the time. And then it goes -- so there=s review by City staff and their consultants --

COMMISSIONER OSTROM: Yeah, yeah, I understand that.

MR. SEWARD: -- and grade plans.

COMMISSIONER OSTROM: I just -- often times, I know with large slides there=s -- it=s, it=s like an art. And I just wanted to make sure that the, that, you know, that the artist or the person that is, is creating effects really has some closure to it, rather than, you know, at the end of this contract and he leaves and they make sure that, you know, you know, that=s done appropriately according to the way that the person who came up with the approach thinks it should be done.

MR. SEWARD: Relative to the site geology it=s pretty straight forward.

COMMISSIONER OSTROM: Okay.

MR. SEWARD: Most of the site is on the south side on an anaclinal it=s dipping. Most of this --

COMMISSIONER OSTROM: We=ll get -- your first answer

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was fine.

MR. SEWARD: Okay.

COMMISSIONER OSTROM: It was straight forward.

MR. SEWARD: Yeah.

COMMISSIONER OSTROM: And I'll take it as it=s --

MR. SEWARD: Yeah. And we drilled borings in most of the slides. Some additional work on the large one should be done at the grading plan stage, which was pointed out in the reports.

COMMISSIONER OSTROM: Okay. Yeah, I just know that in the, in the valley here there are some very, very awkward slide situations. I just wanted to make sure that everything is real clean.

MR. SEWARD: Yeah. I think this one=s pretty straight forward.

COMMISSIONER OSTROM: Okay. That=s all I wanted to know. Thank you.

MR. SEWARD: Is that it?

VICE CHAIR TRAUTMAN: Commissioners?

COMMISSIONER OSTROM: Well -- no, that=s fine.

VICE CHAIR TRAUTMAN: Any other questions of comments from the Commissioners?

COMMISSIONER WINSMAN: I=d just like to make a comment to the person who was the last one to -- I believe that you gave the testimony last.

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VICE CHAIR TRAUTMAN: Thank you, Mr. Seward.

COMMISSIONER WINSMAN: That all questions can be submitted in writing during this review period, and they will be answered in the, in the final EIR. So make sure that you get your concerns in writing, get them in so that they can be considered and they can be addressed and you can have answers to them.

VICE CHAIR TRAUTMAN: Thank you, Commissioner Winsman.

Okay. So we've received your report, and I believe what we need to do is look at the calendar then, Mr. Hogan, is that correct?

MR. FOLLSTAD: Yeah, I'll take that. Yeah, we'd like to continue tonight's hearing. Staff is recommending that it go to Thursday, April 29th. On that meeting we've -- it's a special meeting, it would be next week, and it would be to discuss air quality, noise, transportation and circulation, parks and rec, and visual resources.

The next meeting after that, it's a little bit different than what's in your staff report. We'd like to have the meeting originally scheduled for Tuesday, May 4th, we'd like to have that on Tuesday May 13th due to a scheduling conflict. And at that meeting we envision talking about flood, water services, water quality, excuse me, biology, flood plain

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management and alternatives.

COMMISSIONER WINSMAN: Did you mean Thursday, May 13th, or Tuesday, May 11th? The 13th is, is a Thursday.

MR. FOLLSTAD: Thursday, May 13th.

COMMISSIONER WINSMAN: Thank you.

MR. FOLLSTAD: You caught me.

COMMISSIONER OSTROM: Are, are we going to have a meeting on the 4th?

MR. FOLLSTAD: Tentatively right now, I was looking at the schedule. We -- you do have a study session with -- a joint study session with the Planning Commission and the City Council regarding oak trees.

COMMISSIONER OSTROM: Oh.

MR. FOLLSTAD: And I don't see anything scheduled with this, with this meeting going away -- with this item being postponed, >cause we had scheduled the whole night just for that >cause we envision lots of discussion on that.

We're -- it looks like you probably will, will not be having a Planning Commission meeting on the 4th, which is the study session.

COMMISSIONER OSTROM: Okay. Just so -- we are going to get together on the 29th?

MR. FOLLSTAD: Correct.

COMMISSIONER OSTROM: Okay.

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MR. FOLLSTAD: That means that meeting is back on April 29th. And like I said the big issues will be air quality, noise, traffic, parks, and visual resources.

VICE CHAIR TRAUTMAN: Okay. Thank you, Mr. Follstad. And then we have the interim director=s report.

MR. FOLLSTAD: Well, we need to continue this meeting to April 29th.

VICE CHAIR TRAUTMAN: Yes, we do.

COMMISSIONER WINSMAN: I=ll, I=ll move that we continue this public hearing to April 29th.

COMMISSIONER BURKHART: Second.

VICE CHAIR TRAUTMAN: All in favor say aye?

ALL COMMISSIONERS: Aye.

PARTIAL TRANSCRIPT CONCLUDED

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CITY OF SANTA CLARITA

PLANNING COMMISSION

IN THE MATTER OF

AGENDA ITEM NO. 1

RIVERPARK PROJECT

(MASTER CASE NO. 02-175, .

VESTING TENTATIVE TRACT MAP .

53425, GENERAL PLAN AMENDMENT .

02-002, ZONE CHANGE 02-002, .

OAK TREE PERMIT 02-025, .

CONDITIONAL USE PERMIT 02-009, .

HILLSIDE REVIEW 02-003, & .

ADJUSTMENT 02-010) .

ENVIRONMENTAL IMPACT REPORT .

SCH#2001091081 .

.

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA

THURSDAY, APRIL 29, 2004

HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORTER: MARTHA NELSON

TRANSCRIPTION BY:

Lutz & Company, Inc.

100 West Lemon Avenue

Suite 103

Monrovia, California 91016

(626) 303-1113

Info@Lutz-co.com

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produced by Federally Approved transcription service.

APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER
COMMISSION VICE CHAIR: DIANE TRAUTMAN
COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN

SENIOR PLANNER: FRED FOLLSTAD
ASSOCIATE PLANNER: JEFF HOGAN
IMPACT SCIENCES: SUSAN TEBO

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
DARYL ZERFASS, AUSTIN FOUST ASSOCIATES
CHRIS PRICE
TOM WORTHINGTON
IAN PARI
TOM RILEY
ERIC JAKEMAN
JOHN STEFFEN
KAREN PEARSON, SIERRA CLUB
TERESA SAVAIKIE
JOHN VALENZUELA, SAN FERNANDO BAND OF INDIANS
CINDY WILSON
STACEY KILLEHER

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SANTA CLARITA, CALIFORNIA, THURSDAY, APRIL 29, 2004

PROCEEDINGS BEGIN AT 7:02 P.M.

CHAIR BERGER: Good evening, Ladies and Gentlemen, and welcome to Tuesday, April 29, special -- a special meeting with the Planning Commission.

MS. SULLIVAN: Thursday.

CHAIR BERGER: Thursday, today=s Thursday, you=re right. Thanks Terasa. Welcome everybody, and I=d like to start with the flag salute, and I ask Commission Dennis Ostrom to lead us in the flag salute.

COMMISSIONER OSTROM: Sure. Would everybody please stand?

ALL: I pledge the allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

CHAIR BERGER: Thank you, Commissioner Ostrom. Can we please have roll call?

MS. SULLIVAN: Commissioner Winsman?

COMMISSIONER WINSMAN: Here.

MS. SULLIVAN: Commissioner Trautman?

VICE CHAIR TRAUTMAN: Here.

MS. SULLIVAN: Commissioner Burkhart?

CHAIR BERGER: Here.

MS. SULLIVAN: Commissioner Ostrom?

COMMISSIONER OSTROM: Here.

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MS. SULLIVAN: Chair Berger?

CHAIR BERGER: Here.

MS. SULLIVAN: Thank you.

CHAIR BERGER: Okay. The first thing I have up on the agenda tonight is the approval of the agenda.

COMMISSIONER WINSMAN: I move that we approve the agenda.

COMMISSIONER BURKHART: Second.

CHAIR BERGER: All in favor please say aye.

ALL COMMISSIONERS: Aye.

CHAIR BERGER: It=s unanimous. Okay. At this time, Terasa, if I could please have the Commissioner -- or Commissioner Secretary announcement.

MS. SULLIVAN: Welcome to the regular meeting of the Santa Clarita Planning Commission. I would like to offer some information to help you understand how we conduct our meetings and help you -- how you can best participate. Agendas are on the back table listing the items that the Commission will consider tonight, along with speaker slips. If you wish to speak on an item that is before the Commission this evening you must first fill out a speakers card. Please place your completed slips in the tray or deliver it to me prior to the item being discussed. This will help the Commission process public comments in an orderly manner. Once again, speaker slips are located on the back table and must be turned in before the item is discussed.

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When Chair Berger announces your name please approach the podium to address the Commission. Each person will be given three minutes to make his or her comments indicated by the colored light on the Commission dais. A green light appears when the speaker begins, a yellow light appears when thirty seconds remain, and a red light appears when the three minutes have expired. Your comments should be complete at this time. Thank you.

CHAIR BERGER: Thank you, Terasa. Okie doke. I=d like to just note for the minutes and the time I have had the opportunity to look over the CD, DVD I guess it=s -- of the first meeting that I missed, so I feel that I=m up to date. I had some questions I went over and got my answers. So just wanted that to be noted.

At this time I=d like to ask Mr. Hogan to continue with our first item.

MR. HOGAN: Good evening, Chairperson and Members of the Planning Commission. Again, Jeff Hogan with the Planning Division, Associate Planner. The item before you tonight is the Riverpark EIR project. The purpose of tonight=s meeting is to have a focused presentation on the following sections of the Riverpark EIR, which includes air quality, traffic, noise, Parks and Recs, visual resources. Susan Tebo, sitting next to me, will be making the PowerPoint presentation for those sections.

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Before I get started though just a couple of quick, quick notes of what's been going on with the Riverpark project. The Parks and Recs Commission did conduct a site tour of the Riverpark project. Staff's been continuing to work with the applicant on revisions to the park site and looking at the open space. We're hoping next Thursday at the Parks and Recs Commission we'll come out with some sort of recommendation from the Parks and Recs, Parks and Recs Commission, which then we'll come to the Planning Commission and present that recommendation that the Parks and Recs Commission has, which will be, you know, more details on the park site and some issues that have been resolved of the open space areas.

We're anticipating taking that recommendation to you possibly May 18th at the earliest. And to add on to that, May 13th is the next meeting, and that's mainly to be focused on biology, flood plain, those type of issues. So May 18th would be the one with the Parks recommendation. In addition to that, the May 18th meeting, we will have already had three Planning Commission meetings discussing basically the entire EIR. So we're hoping on the May 18th meeting to get the Planning Commission's concerns, issues, maybe in writing, or as verbally, so that we can at least take those and start trying to address them for June 15th, which sounds far away but it comes fast. So most likely on the May 18th

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meeting there won't be a PowerPoint presentation, but we'd basically be coming to the meeting and trying to get feedback from you guys as far as what, what do you want me to come back with.

A couple of other notes, per the request of the Commission I've provided three exhibits in front of you tonight, and there's one in the back for the public to view. It's a cut and fill map, a landslide, landslide map, and a code compliant map, basically showing the four hundred and thirty-nine single-family lots and what would it look like if it was complying with the lot sizes, lot widths. I think basically they lost five lots. But keep in mind also the applicant's requesting the building to go down to forty-five hundred lot size. So even though they're losing five they still have the ability to, to move them around if the adjustment isn't approved. So that makes sense. So that's those three exhibits.

Also, in the applicant's PowerPoint presentation there's going to be more discussion on noise as far as the different kinds of noise levels throughout the City compared to what Riverpark's doing as far as exceeding the noise levels of the City. And another exhibit we're working on is similar to what Wes Thomson did. It's an isometric digitally enhanced map,

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basically showing an aerial and the topo and, and, and the residential development. So hopefully that will be coming to you in the next couple of meetings.

And lastly, just to let the public know, the Planning Commission to know that tonight's meeting's being recorded and it will be aired on Tuesday, May 4th, 2004 at 7:00 o'clock. And I'll turn it over to Susan.

Oh, one last thing is we do have representatives from the Parks and Recs Division, and hopefully shortly from the Engineering Department and Traffic Division by the time we're done with PowerPoint.

MS. TEBO: Good evening, Members of the Commission. My name, as Jeff indicated, is Susan Tebo, I'm with Impact Sciences.

And what I'd like to do tonight is briefly go over the topics that were discussed in your staff report. As we discussed last week, I'm not going to go into an in depth detailed reiteration of the staff report. It's twenty-two pages, it's thorough, it's complete. I just want to go over the salient points for the public. You've already read the staff report so you know what those issues are.

With regards to the traffic issue, vehicular access to the site will be taken from Newhall Ranch Road extension, and from Santa Clarita Parkway. The project would require two

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vehicular lanes, one in each direction, including the Newhall Ranch Road/Golden Valley Road Bridge. Buildout of the project, which means buildout of the entire Riverpark project plus projected growth requires the extension of Newhall Ranch Road, including the Newhall Ranch Road, Road/Golden Valley Bridge, full grading, four to six lanes to the Soledad Canyon Road, Road/Golden, Golden Valley Road flyover.

As discussed in your staff report and in the EIR the, the traffic analysis looks at pre-interim year impacts. And exactly what does that mean? Well, for purposes of traffic analysis it means occupancy of the proposed project up to five hundred units. Here we're talking about the impacts of the project if we had five hundred units, and what would that be. And that would be five hundred units without the full extension of Newhall Ranch Road to the Soledad Canyon Road/Golden Valley Road flyover.

Now in this scenario four intersections would experience significant impacts. Those would be Valencia Boulevard/Magic Mountain Parkway, Bouquet Canyon Road/Soledad Canyon Road, Seco Canyon Road/Bouquet Canyon Road, and Bouquet Canyon Road/Newhall Ranch Road. Now all of these intersections can be mitigated, with the exception of Valencia Boulevard and Magic Mountain Parkway.

Now, as you're aware, there are -- the traffic study also addressed interim year impacts. And what does that mean?

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Well, that=s talking about when you -- if, if the project were fully built out ten years into the future, that would include the extension of Newhall Ranch Road, including the Newhall Ranch Road/Golden Valley Road Bridge to Soledad Canyon Road.

Now in this scenario six intersections would experience significant impact, and those McBean Parkway and Newhall Ranch Road, Valencia Boulevard at Magic Mountain Parkway, Bouquet Canyon Road at Soledad Canyon Road, Seco Canyon Road at Bouquet Canyon Road, Bouquet Canyon Road at Newhall Ranch Road, and lastly, Whites Canyon Road at Soledad Canyon Road.

Now under this interim year scenario mitigation would be feasible at McBean Parkway at Newhall Ranch Road and Bouquet Canyon Road at Soledad Canyon Road.

Now at the Seco Canyon Road/Bouquet Canyon Road intersection it, it would require, from a traffic standpoint, two roadway improvements, one of which is feasible and one isn=t. And the one that isn=t feasible is do to right-of-way limitations. And that also I, I should probably step back just a moment. That also addresses the pre-interim year impact of, let=s see, Magic -- Valencia Boulevard and Magic Mountain Parkway. The reason why that can=t be mitigated is because of right-of-way limitations. Right-of-way limitations also make improvements to Valencia Boulevard/Magic Mountain Parkway, Bouquet Canyon Road/Soledad Canyon Road, and lastly, Whites

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Canyon Road and Soledad Canyon Road infeasible.

Now what we've done is, before we go through just a series of, of slides, I mentioned at the last presentation that in the, the back of Appendix 4.3 of the EIR there are some pictures that show what ultimate right-of-way would be, that those roadway improvements, that if we could mitigate the traffic impact what would be have to do.

Before we go through these slides though I, I want to let you know in order to put them in the PowerPoint presentation sometimes I had to make them longer or shorter. So if the cars look a little distorted or whatever, it's not on purpose, it's just because I had to do that in order to make them, make them work. But what you'll see as we go through for this -- for example, on this first slide you see the right-of-way twenty feet from curb face.

The next slide is fifteen feet of curb face, and you can see how much fifteen feet, if you were going to improve that intersection it would, it would, it would take up most of the, the parkway and the, the sidewalk.

The next slide shows you what twenty -- taking away twenty feet to make an improvement, what that would do at Magic Mountain Parkway west of Valencia Boulevard South.

The next slide shows a twenty foot right-of-way, how that would impact the former Coco's. Another slide just showing

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right-of-way, would basically go up to the front entrance of that, that former restaurant.

Here we see the Savon, Ralphs, Realty Executive site, and shows a proposed -- if you were to improve it what twenty feet from curb face would look like.

This is another example from curb face, this next slide.

This is the McDonald=s site. I think most people know where that is in town. Here=s showing, if you were going to make that improvement of twenty feet how much you=d encroach into the parking area.

Here=s just another example along Soledad Canyon Road, excuse me.

Another view from McDonald=s, a twenty foot improvement area, another slide.

Here we=re seeing the, the Century 21 site, a twenty foot curb face improvement.

Here we=re showing gas stations and, and you=ll, you=ll see a number of gas stations that would be impacted if you were to do those roadway improvements. Here=s the Mobile Station, here=s Del Taco. Next slide.

Here=s the City=s trail. You=re seeing ultimately a twenty foot improvement from curb face. You can see it would

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encroach into the trail.

And lastly, we also see the Ultramar Gas Station.

We have with us tonight Daryl Zerfass from Austin Foust who prepared the traffic study, and he will be here to answer any of those roadway improvement questions, traffic impact analysis questions you have. But before we leave traffic I=d like to, to note that the proposed project is consistent with the Santa Clarita General Plan. It shows right-of-way for the Newhall Road extension, and it also provides for right-of-way for Santa Clarita Parkway.

As Jeff mentioned last week the project results in a net reduction in use on the site which correlates in a net reduction in traffic, in this case sixty-eight thousand fewer trips when compared to General Plan designations that were currently allowed on the site.

With payment of the Bouquet Bridge and thoroughfare fees cumulative impacts are reduced to less than significant. But I, I do want to go back to the fact that project impacts can not be mitigated to less than significant, and the EIR calls out that they are significant and unavoidable.

Air quality. When we talk about air quality we talk about construction and operational impacts. Focusing upon construction the EIR analyzes a fifty-one month construction period. The EIR concludes that impacts would be significant with regards to carbon monoxide, VOC=s, NOx and PM10, and pretty much

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your carbon monoxides, volatile organic compounds and NOx have to do with your emissions, your car emissions, again. And PM10 has to do with your dust. You get a lot of that during construction.

No feasible mitigation is available to reduce the VOC=s NOx or PM10 to less than significant for construction impacts.

Operational impacts. Pretty much operational impacts come down to vehicles. They do come back to some of the uses on the commercial site, but for the most part when we talk about air quality impacts we=re talking about vehicular impacts. Prior to mitigation, again, your CO, VOC=s, NOx and PM10 would be significant. With mitigation normally your PM10 could be reduced to less than significant. Your CO, VOC and NOx would, would remain significant. So to summarize right now, both at a construction -- construction impacts and operational impacts, you have significant and unavoidable impacts.

The cumulative impacts is a little bit interesting here. The South Coast Air Quality Management District Handbook directs us to determine potential impacts by assessing where the project could effect a one percent reduction in emissions. If that happens, if we calculate that to where it happens, impacts would be less than significant. This is how the handbook tells us to do it.

So through site planning and mitigation measures in winter, by using these calculations and these, these site planning measures, we would be reduce impacts to CO by seventy-

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five percent, VOC=s to ninety-one percent, a little over that, NOx almost thirty percent, and PM10 eighty-five percent. In the summertime we see less reduction. CO, four point six, almost five percent, VOC=s at seventeen, almost eighteen percent, NOX at nine percent and PM10 at four point two.

So here, if you look at cumulative impacts statistically, and taking direction straight from the handbook, there would not be cumulative impacts. However, City staff and your legal counsel said, okay, that, that=s, that=s true. We see the numbers and we concur with those numbers. However, because you have project impacts that are significant, because the region has such air quality issues, we would feel more comfortable if you would call it cumulatively significant, and of course that=s no problem. Your -- the, the City took a very conservative approach to looking at the cumulative impacts. And they=re, they are considering cumulative impacts as significant.

So here we=re looking at very much a conservative viewpoint, even though statistically, through the Air Quality handbook it would not be an impact. And I also doubt, I also doubt that the South Coast Air Quality Management District is going to have a problem with that. It=s just taking a very conservative viewpoint on this analysis.

Noise. There are going to be noise impacts. There=s

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going to be some construction noise. There's going to be -- there are going to be impacts from pile driving. The Newhall Ranch Road/Golden Valley Bridge, in order to construct that bridge you're going to have to use some pile drivers. And there will be impacts to the mobile home park, and grading of the northern -- to the mobile home park.

But then also, grading of the northern slopes and Awindow@ along the western boundary of Planning Area D would result in significant short term impacts. And that Planning Area D is near the Emblem Tract.

Operational noise. Where you get most of your operational noise is not necessarily people talking. I mean, that's -- people can get loud. But really it's -- it really is generated by traffic.

Traffic noise is based upon buildout volumes that would create significant impacts. Now as we discuss a little bit in the -- in my last presentation from last week, one of the alternatives shows that if you were to adhere to the City guidelines so that you would not have any noise impacts what would that do, and if you did that you would remove a hundred and nine units from Planning Area A1, seventy-five units from Area A2, and a hundred and seventeen units from Area A -- B, and that's even when you have masonry walls. So traffic noise is going to impact this project. So in summary on both construction

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and operations noise, those are significant impacts.

As a side note, traffic noise would be attenuated by the time it reaches the Emblem Tract though because of the structures that would block the line of sight through that window. @

Now, a couple of things you need to be aware. In Planning Area D there are those three stories apartment units, and that's going to, going to shield and that's going to block the noise going up to the Emblem area. And also, the project applicant at the last meeting indicated that he was not going to grade that hillside adjacent to the Emblem Tract as much as we analyze in the EIR. You're going to see some photographs coming up regarding visual. He indicated at the last meeting he's not going to take as much of that hill away, so that will further mitigate noise impacts at that location.

Truck traffic at the commercial site however may cause intermittent significant noise impacts to those people who are living in Planning Area D. Also, we have to, we have to acknowledge that the Saugus Speedway may also intermittently create significant noise impacts.

And what about cumulative noise? One interesting thing that's going to happen is that upon construction of project area roadways such as Newhall Ranch Road, Santa Clarita Parkway, Golden Valley Road extension and bridges, traffic is going to

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become redistributed. And traffic volumes and associated noise levels on Bouquet Canyon Road north of Newhall Ranch Road and on Soledad east of the future Santa Clarita Parkway Bridge will actually decrease.

Now there are some noises that are going to increase. Cumulative noise levels will increase due to vehicular noises -- noise sources at Magic Mountain Parkway west of San Fernando Road, Newhall Ranch Road west of Hillsborough Way, and Newhall Ranch Road west of Bouquet Canyon Road. So with the redistribution a few roadways have a little less noise, but some have more noise.

And lastly, noise levels, noise levels are already exceeded on many roadways. And any increase in noise levels at these locations is considered significant and unavoidable. So what we're seeing is that from a cumulative standpoint there are other locations in the City that already exceed the noise standards. This project adding to it is going to only make it worse. It's going to add incrementally to those noise impacts. So therefore, cumulative impacts are significant for noise.

Parks and Recreation. For those who went out on the field trip the project applicant -- we stopped in the area where the twenty-nine acre active/passive park was going to be located. He demonstrated where that park was and, and how he thought at that time it was going to be improved. However, Jeff noted that the applicant and the Parks Department and the Commission are

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still working together to try and finalize exactly what's going to happen at that park. But at this time the project applicant is proposing a twenty-nine acre active/passive park, three private recreational areas, and also a little bit greater than four hundred and forty acres of dedicated open space, and that does include the Santa Clara River, secondary private recreational areas. And what that, what that is referring to is pocket parks, green spaces and trail connections. And also, two point five mile extension of the Santa Clara River Regional Trail.

Based upon the City's parkland dedication fee the project is required to provide ten point seven two acres. That can be a combination of land and improvements, and that's something still be -- to be worked out. But based upon dedication and improvements there would be no significant project or cumulative impacts with respect to Parks and Recreation.

Visual resources. This slide is in your EIR and, and, and what it shows is the various locations that City staff chose to show visual simulations of what development of the project site might look like from six different locations.

This is a slide that the City Council wanted to see -- have in the EIR, just to kind of show the public and, and Members of the Commission and City Council what the site looks like now, so that when we, for, for those of us that prepared the

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EIR, when we analyze those impacts, what we're analyzing it against.

Now the first visual simulation is looking off the project site, looking northwest into the project site. And you can see that the top, and these are all in your EIR, the top figure shows the existing condition. The, the top figure always shows the existing condition, and the second figure shows where, shows where the proposed development is, is going to be located.

Next slide.

This next slide is viewing location two, it's looking northeast into the project site. And in the foreground you can see the river. And then you -- and when you see the photograph down below you see some development.

The next slide is actually titled a little bit wrong. It's viewing Location 3 from Soledad Canyon Road looking northwest. Here again, we're on Soledad Canyon Road. The photo was taken from Soledad Canyon Road. In the foreground you're seeing the river, and in the far ground you're seeing development of some of the, the housing.

Viewing Location 4 as from Soledad Canyon Road looking northeast into the project site. Again, you see where, in the existing condition, where the river is not affected, but you do see housing in, in the mid and backgrounds of the proposed development figure.

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Viewing Location 5 was, for those Members of the Planning -- well, all members of the Planning Commission went out to the field trip, as, as well as those members of the public and the press. The first slide is, is pretty much where we all met before we went out on the field trip. And the second slide shows Planning Area D to the left of the slide. That=s what Planning Area D is going to look like. And we -- I think it was pointed out, I think by Mr. Follstad, that we were standing right in the middle of Newhall Ranch Road. So that=s where we were standing when we started the field trip that you went out to about a month and a half ago.

Then the last slide is, is taken from inside the Emblem Tract. It=s looking south into the project site from the Emblem Tract, and the first slide again is existing condition. But the second slide is a worst case analysis. This was the visual simulation of what that hillside would look like after the grading that the applicant had been proposing with his tract map at the time that we prepared the EIR. Again, as you will recall from the last meeting, he has determined that he=s not going to be taking as -- down as, as much of that hill. So this visual simulation is a worst case analysis.

And that concludes my presentation.

CHAIR BERGER: That=s it?

MR. HOGAN: Yeah, that just concludes our presentation,

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so --

CHAIR BERGER: Great. Thank you, Ms. Tebo, we appreciate that. Any questions of the Commissions for the staff?

COMMISSIONER OSTROM: I have a few.

CHAIR BERGER: Sure.

COMMISSIONER OSTROM: On the traffic you were mentioning that, you know, with the three different alternatives that we're going to have severe traffic problems. And right now we have severe traffic problems. And I was just wondering, could you kind of break it up into three groups, like what's the percentage of the, of, of the traffic problems that we're going to have that's based upon what's going on right now, and what percentage of the traffic problems is going to be just do to regional growth, and what percentage of the traffic problems are going to be due to this particular project?

MR. HOGAN: This is Mr. Zerfass, he's with Austin Foust who prepared the traffic analysis for the Environmental Impact Report. So he's basically one of our staff.

COMMISSIONER OSTROM: Okay.

MR. ZERFASS: Good evening, Commissioners. I can partially address that with the information that I have with me. It would be difficult for me to say the -- give the percentage

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in relation to the existing traffic conditions in the future. But we, as part of the impact analysis for this project, we calculated the project=s percentage share at the significantly impacted intersections. And those percentages range from as much as twenty-two percent at Bouquet Canyon and Newhall Ranch Road which is, as you would expect, the intersection closes carries the most project traffic, that has the highest impact from the project. Percentages drop to -- the lowest is four percent at Whites Canyon Road and Soledad Canyon Road. If the six intersections that Ms. Tebo identified in her presentation as significantly impacted, ranges from four percent to a high of twenty-two percent. In the McBean and Newhall Ranch intersection it=s eight percent, Bouquet/Soledad four percent. So that kind of gives you a range.

COMMISSIONER OSTROM: Okay. So, so the most impacted intersection, the one that=s twenty-two percent, I want to get this straight, that if everything else remained the same the presence of the project that=s contributing, you know, the, the contribution of the project is twenty-two percent.

MR. ZERFASS: Not so much everything else remaining the same, but growth that is -- growth that will be occurring based on the cumulative analysis, so this --

COMMISSIONER OSTROM: The, the regional growth?

MR. ZERFASS: Right, regional growth.

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COMMISSIONER OSTROM: Well, would you speculate? Because it, it seems like we're talking maybe a thousand, twelve hundred units, and those roads carry quite a bit of traffic. That's why I wanted to break it up into the, the three populations, you might say.

MR. ZERFASS: Correct, that's right. I understand.

COMMISSIONER OSTROM: So that I can really focus in on, on what really is the effect or the impact of this particular development on the traffic. And given -- I, I guess the, the, the, the next question is is that if there was no project and we continued on with regional growth would the traffic at those intersections be better or worse?

MR. ZERFASS: Well, I can address that. At each of the locations, you know, with significant impacts conditions without the project are worse, projected worse, than conditions today.

COMMISSIONER OSTROM: Okay. So -- but that, that explains the final page that with the B&T's and with the effects that the traffic is going to get better, even though the impact somehow is significant and negative?

MR. ZERFASS: Well, our conclusion isn't that traffic conditions are getting better overall. Traffic conditions -- growth from the traffic is partially mitigated by future roadway construction such as Newhall Ranch Road Cross-Valley -- completion of the Cross-Valley Connection, which includes Newhall

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Ranch Road through the project site. Other future circulation General Plan planned roadways, such as Santa Clarita Parkway, completion of Via Princessa, all of these contribute to reductions in traffic volumes on certain roadways such as Ms. Tebo mentioned, Bouquet Canyon Road is forecasted to see a reduction compared to today's condition with the completion of, of these future roadway constructions.

COMMISSIONER OSTROM: Okay. All right. That answered my question on the road. On, on air, on air quality, on several -- anybody else have any questions on traffic while we're on traffic?

COMMISSIONER BURKHART: Yeah, I actually wanted to run him by something that you'd -- just want to make sure that, that I'm getting the gist of what I think Dennis is asking. If, if we don't do the project on the no project alternative, the Newhall Ranch Road extension to Soledad Canyon Road does not get built. With the anticipated regional growth in the area will the intersections be significantly worse without the project, or better without the project?

MR. ZERFASS: Compared to existing conditions?

COMMISSIONER BURKHART: Correct.

MR. ZERFASS: Compared to existing conditions they will get worse without the project, without construction of Newhall Ranch Road. To even expand on that, our analysis, we included as

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as a no project -- the no project scenario also included Newhall Ranch Road as if the road were, were to be constructed without the project, you know, through B&T funds or other sources. And again, in all, all cases of significantly impacted locations conditions are, are worse than today=s conditions without the project.

COMMISSIONER BURKHART: So the project will contribute a significant impact if it=s built, but that impact will be worse if the road is not built?

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MR. ZERFASS: That is correct.

COMMISSIONER BURKHART: Okay. Just another real quick question. What threshold do we use to say that an impact is significant in terms of traffic? What are -- what kind of volume or number or percent even are we looking at?

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MR. ZERFASS: The policy of the City is -- it=s basically a sliding scale that starts -- we grade intersections with a letter grade from A being best to F being worst, and that is determined based on the amount of available capacity that=s being used. Significant impacts occur once an intersection is in the range of level of service D, which is general -- that=s, that=s typically considered the best conditions you -- the desirable conditions before going into E which becomes undesirable, and F which becomes over capacity. Impacts occur during level of service D if the project increases the amount of

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capacity, uses more than two percent or more of the available capacity. If an intersection is in the level of service E or F range then a significant impact occurs than the projects using one percent or more of capacity.

COMMISSIONER BURKHART: Okay. And the intersections that were talking about now that were identified, the five or six, and in particular Bouquet, can you tell me what level of service they're currently at?

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MR. ZERFASS: Sure. Bouquet/Soledad for example, level of service F, which is probably not a surprise to most people. Bouquet and Newhall Ranch Road calculates out better than that at levels -- a high level of service D.

COMMISSIONER BURKHART: And one last question. In the PowerPoint presentation where you referenced sixty-eight thousand trips for the project, was that on an annual basis?

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MS. TEBO: That was the reduction of trips that are not

--

COMMISSIONER BURKHART: Right.

MS. TEBO: -- going to be realized as a result of not building out to the General Plan.

COMMISSIONER BURKHART: Right. And is that sixty-eight thousand per year? But I didn't see a time frame on that.

MR. ZERFASS: That, that's per day.

COMMISSIONER BURKHART: I assumed it was, it was per day.

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MS. TEBO: Per day.

MR. ZERFASS: No that, that is per day.

COMMISSIONER BURKHART: Okay. The, the project is proposing fourteen at buildout?

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MR. ZERFASS: Yeah, it's a little more than thirteen thousand.

MR. FOLLSTAD: Between thirteen and fourteen thousand at buildout. Under the General Plan it could be sixty-eight thousand more than that, so it would be --

MR. ZERFASS: It is over eight thousand --

MR. FOLLSTAD: Yeah, I don't know math very well, so --

MR. ZERFASS: -- based on the densities and FARs that are currently in the General Plan.

COMMISSIONER BURKHART: Okay. So we'll, we'll be generating fourteen thousand a day with, with the project?

MR. FOLLSTAD: Correct. Correct.

COMMISSIONER BURKHART: As opposed to an entitlement of eight thousand and something?

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MR. FOLLSTAD: If you go strictly by the, the General Plan and zoning of the property, yeah, they could go up to eighty thousand.

COMMISSIONER BURKHART: Okay. That's all I've got, Mike.

CHAIR BERGER: Any other traffic questions? Okay.

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Diane?

VICE CHAIR TRAUTMAN: Yes, I have several, and I'm sure I'll have more. It's very complicated. I guess my first question, and I'll take these out of order from the way I recorded them because I'm a little bit confused about this. I read through the traffic section and then I went back and looked at population, employment and housing the traffic forecasts are based on General Plan and area plan buildout, but in the population in the traffic section. But in the population, employment and housing section of the EIR the forecasts are based on projections to 2020 or 2025 based on figures from the State Department of Finance, the City and SCAG projections. Why use to different, entirely different gates and figures for traffic calculation versus population and housing and employment, and how you're going to manage those?

It seems to me that we need to be comparing apples and apples and oranges and oranges. We need to be looking at what that total buildout's going to be based on those more accurate, more recent figures. Am I misinterpreting or misunderstanding that, because I saw two -- they're using two different figures.

MR. HOGAN: We might come back to that. Can we come back to you on that question with more specific in detail?

VICE CHAIR TRAUTMAN: Yes, okay. And then -- and I

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will put some of this in writing so it's a little clearer, but if you know the answer now that would be great. Thirteen thousand three hundred average daily trips projected for this project, but in the EIR it has twenty-nine thousand average daily trip figure for non-project traffic. Where is that generated?

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In the circulation element of the General Plan Newhall Ranch Road is projected as an eight lane truck/super-truck highway. Where is that twenty-nine thousand figure coming from, I mean, what is that based on? The Cross-Valley Connector is connecting the 126 directly with the 14. Are we really looking at twenty-nine thousand or are we looking at a lot more than that?

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What -- this is a more current, what are the intersection improvements that are scheduled this spring for Bouquet Canyon Road and Soledad Canyon Road, do you know?

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MR. HOGAN: Not off hand. Well, and this -- Ian Pari from Traffic knows the answer. We'll get back to you on that one, too.

VICE CHAIR TRAUTMAN: Okay. All right. 4.3-26, Traffic, the average daily traffic volumes, project residential trips only, concludes that at the regional level over ninety percent of the project's residential generated traffic would stay within the SAV, and I want to know what you based that conclusion upon. I see no justification for that figure.

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And the other thing that I wanted to correct is that

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it=s my understanding in everything I=ve read through so far in the EIR that the roadway will be built one way or the other without the project, so it=s not the issue of with the project or without the project. Obviously that traffic increase generated there will have some effect but it=s not I think, unless I misunderstood Commission Burkhardt, it=s not an issue of the project with the road or no project without the road, the road will be built one way or the other, correct?

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MR. HOGAN: We can, we can have Chris Price or Ian Pari answer that question.

CHAIR BERGER: Mr. Price, we=ll ask the question again.

MR. PRICE: Okay.

CHAIR BERGER: Come on up, please.

VICE CHAIR TRAUTMAN: Okay. So throughout the traffic section in the EIR it tells us that the roadway will be built with or without the project. So what is the impact if the impact is not built but the roadway is built? Are we still looking at the same problem with traffic? Is it a lesser problem if the road goes through but the project=s not built?

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MR. PRICE: Hi, I -- good evening, Chair Berger and Planning Commissioners. Chris Price, Assistant City Engineer. I=m going to defer a lot of that question back to the, to the applicant on this one and to, to Ian, our Traffic Engineer. Yes, the road is needed today as we speak, and it is one of the

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Council=s highest priorities. And a lot of the, the numbers that you see are numbers that would be there, whether this project was there or not. I, I would really have to refer that back to them as far as with the project or not. I=m, I=m sure that if you put in -- left the project out there would be fewer cars than if you put the project in, but I believe that the impact is already there with -- without the road or with the road.

VICE CHAIR TRAUTMAN: That=s to say that you believe it=s the same level of impact?

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MR. PRICE: It=s, it=s -- I, I don=t know exactly the particular links, and Ian may know that better, and the applicant may know that better right now. But a number of these, these intersections that we=ve been talking about are already impacted to those levels. And even if we build out quite a few of these roads they stay that way.

VICE CHAIR TRAUTMAN: Okay. Thank you. And I -- so I guess probably another one of my questions would be on these -- and I don=t -- this is not something --

MR. PRICE: Sorry.

VICE CHAIR TRAUTMAN: -- you can answer right now I=m sure, but of these roadways that there is no mitigation to resolve the impacts, where is that traffic coming from? Is it -- you know, can we, can we determine how much of that is not

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located in the same general vicinity as the, the intersection, how much of it is cross-town? You know, where is that impact coming from? Is it people cutting across town to get to Canyon Country on a regular basis, or something like that? How can we determine how we can alleviate that intersection congestion without the project if we didn't, didn't do the project or if we scaled -- if the project was scaled back? So how do -- how can we alleviate that traffic if it=s, if it=s -- if we=re talking and we=re looking at traffic projections that are going to be cutting across town, again on the Cross-Valley Connector, how much of that is outside of the area and how much of it is people working within the City limits?

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And -- okay, that=s it now for traffic. I don=t have other --

CHAIR BERGER: Thank you, Diane.

VICE CHAIR TRAUTMAN: Thank you.

CHAIR BERGER: Commissioner Winsman?

COMMISSIONER WINSMAN: Yeah, just a question. I think if I recall correctly at the last meeting that we had it was the general overview, and I do believe that part of the evaluation for density of the residential was to look at the elimination of Santa Clarita Parkway. And I think the net difference on that particular alternative was a net increase of actually ten residences.

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My, my question has nothing to do with that aspect, but it does have to do with the traffic. Have, have we analyzed or have you analyzed the impacts on these intersections without having Santa Clarita Parkway included in that project?

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MR. ZERFASS: Correct. We've analyzed it. Two scenarios. One includes Santa Clarita Parkway only constructed as shown in that exhibit where it's -- it doesn't connect outside the project boundary. But we -- and we've also analyzed conditions that has Santa Clarita Parkway constructed per the General Plan.

COMMISSIONER WINSMAN: Does it have any significant impact on the overall?

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MR. ZERFASS: Santa Clarita Parkway has a, a large effect on travel patterns on Bouquet Canyon Road and on Soledad Canyon Road. It draws traffic off of both of those facilities.

COMMISSIONER WINSMAN: Even if not completed?

MR. ZERFASS: No, not if not completed. If it's constructed --

COMMISSIONER WINSMAN: We're taking across the river and connecting down to Soledad Canyon Road on the other side?

MR. ZERFASS: Correct. If it's, if it's constructed as per the General Plan, which it connects to Bouquet Canyon Road on the north and across the river to Soledad on the south, and it draws traffic from both of those roadways.

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COMMISSIONER WINSMAN: But if we're talking about terminating it in the project as shown --

MR. ZERFASS: It's providing -- it's only providing access for the project site with that. It provides -- it's constructed to allow for the extension in the future. It's, it's proposed design would allow for the projected ultimate needs of the roadway. But the segment within the project site only doesn't provide a benefit outside the project site.

COMMISSIONER WINSMAN: Okay. So it would be safe then to say that unless Santa Clarita Parkway's constructed per the, the General Plan all the way across and connecting with Soledad Canyon Road, then if -- unless that occurs it would have no significant positive impact on the problems that are generated to the other intersections that, that you have analyzed?

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MR. ZERFASS: That would be -- that's correct.

COMMISSIONER WINSMAN: That's -- that would be a correct statement?

MR. ZERFASS: Yes.

COMMISSIONER WINSMAN: Okay. Thank you.

CHAIR BERGER: Thank you, Mr. Winsman. Dennis, back to you.

COMMISSIONER OSTROM: Okay. Air quality. Again, I'd like to divide it into three populations, Mike. If we could,

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from a quantity standpoint, like how much of these -- of the pollutants come from the project, how much come from Greater Santa Clarita, and how much come from outside Santa Clarita? Just ballpark, I mean, I just want to get kind of a feeling.

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MS. TEBO: We'll do our best. Air quality is difficult because it flies around.

COMMISSIONER OSTROM: I know it's difficult.

MS. TEBO: But, but we'll certainly do our best.

COMMISSIONER OSTROM: Right. Then there's another point, and I, I may have misunderstood in past projects, but if a project contributes one iota of a pollutant in this valley the effect would be significant, right, because we're already exceeding the allowables, or something like that?

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MS. TEBO: Well, I, I think this -- the answer to the, the percentage would be best be answered by legal counsel. There's -- legal counsel should really respond to that.

COMMISSIONER OSTROM: Well, what, what, what I'm trying to do is I'm trying to -- I guess two things. I want to understand, is this a particular dirty project?

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MS. TEBO: You know, quite frankly, most all development projects, whether -- they could be in a coastal city with much less development than this, has air quality impacts. Very few development projects that we ever prepare environmental

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impact reports on any more, they all have -- I, I shouldn't say all, but I'd say ninety-nine point nine percent of them have significant impacts when it comes to air quality, just for the simple fact that we live in a region that's impacted. And so I don't want to go into detail on the one molecule rule which I think is what you're referring to.

COMMISSIONER OSTROM: No, I was just -- yeah.

MS. TEBO: Right. And, and that would -- if -- I think legal counsel would probably want to address that better than I could. But most development projects do have significant impacts. It's very difficult, given the thresholds that are given to us by the South Coast Air Quality Management District for them not to top those, those, those thresholds. And we just call it --

COMMISSIONER OSTROM: As I was driving here tonight I noticed a significant negative impact.

MS. TEBO: Well, I, I, I, I --

COMMISSIONER OSTROM: Okay.

MS. TEBO: -- couldn't even tell you.

COMMISSIONER OSTROM: That I think answered my question. Any other things on air?

COMMISSIONER WINSMAN: I do.

CHAIR BERGER: Yes, we do. Mr. Winsman?

CHAIR BERGER: You had mentioned the significant impact

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on air quality during the fifty month -- fifty-one month construction period.

MS. TEBO: Yes. That=s -- that was -- we did a worst case analysis where if you had all of your, your, your equipment running for eight hours straight, so in other words, all your backhoes, all your trenchers, everything all running for eight hours straight, which generally never ever ever happens, I mean, sometimes your backhoes are working, sometimes your bulldozers are working, generally you don=t have fifty things all working at the same time, but for this purpose of this analysis to get worst case that=s what we did.

COMMISSIONER WINSMAN: Okay. I -- is it ever possible to take -- to determine exactly what percentage is attributed to the road construction, as opposed to the overall project, just grading construction?

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MS. TEBO: I, I, I think we could do that for you, we can get back with you, but I think we could. You, you=re talking primarily about the construction of Newhall Ranch Road?

COMMISSIONER WINSMAN: Yes.

MS. TEBO: Yeah. We, we can get back with you on that.

COMMISSIONER WINSMAN: Good. Thank you.

CHAIR BERGER: That=s a good question. Diane?

VICE CHAIR TRAUTMAN: What office or agency would be responsible for oversight to insure that all the mitigation

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measures are put in, or some of those that are identified as possibly feasible?

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MS. TEBO: The, for example, regarding feasibility, the South Coast Air Quality Management District is going to be sending a letter regarding this project, and they will discuss whether they believe certain mitigation measures are feasible or not. But the jurisdiction that=s required to maintain and insure that all of the mitigation measures are adhered to and are implemented are -- is the City of Santa Clarita, and they do perform mitigation monitoring on all of their projects.

VICE CHAIR TRAUTMAN: And what, what leverage does the City then have if the mitigation measure is not being followed? Is there, as with, with other permitting agencies, is there some consequence if mitigation measures are not, are not being used that were agreed to?

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MR. HOGAN: Yes. The project would stop until they complied with whatever mitigation that was, whether it was air quality or, or noise or whatever. Sometimes as they say, sometimes it gets more specific, whether it=s the Department of Fish and Game or some other outside agency. But usually the contact is the City and we=re out there. The mitigation monitoring program, they submit, when it=s -- when the project=s approved the go through it and as they completed it they get a checkoff to see whether or not it=s been done. And you know,

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project planners are going out to the site where the public to sees something that looks like it=s not complying, we=ll look into mitigation measures to determine whether or not they=re complying or not.

VICE CHAIR TRAUTMAN: So, so we -- is there an established schedule for kind of thing, or is that something that we could put in -- we could state with the, the Commission that this will be monitored on this sort of a basis?

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MR. HOGAN: WE can use that as part of the conditions of approval, yes. If you=ve listen to mitigation sometimes some of the mitigations are very specific, sometimes they=re, they=re general if it=s kept more of a general type impact. And I think that Susan has more.

MS. TEBO: Also, the mitigation monitoring plan is very detailed as to when a certain mitigation measure needs to be completed by, or done by. For example, grading plans need to be approved prior to such and such a date or -- and a date may mean prior to any grading activities certain plans have to be approved and they have to be approved by the City. So when you get your mitigation monitoring program please look at all of the columns, and it will tell you -- it will give you who is going to be looking for that mitigation measure, who=s going to be responsible for checking off that grading plan or that traffic plan. It will, it will name certain people, the City engineer or

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the Parks and Recreation director, et cetera, et cetera, for who=s responsible for checking those plans or making sure certain things happen. Ultimately, it=s the responsibility of the, the Planning Department however to make sure that all those mitigation measures take place.

MR. HOGAN: A specific example would be say the project out on Sierra Highway and Golden Valley Road they=re building. If it=s a windy day they=re shut down because it=s windy, of the dust is flying around we have dump trucks, water dump trucks that come out and put the water down for air quality. So those -- and there is an engineer out there insuring things are being done as built and complied with us, for a specific example.

VICE CHAIR TRAUTMAN: Okay. You=ve raised an issue then for me also when you said Department of Fish and Game would come out and inspect for something that effects an area that they=re supposed to be regulating. Do we need then to know what, what they=re going to be requiring in order for permit, or in other words what I=m asking is shouldn=t we find out what they=re going to be requiring for mitigation so that we can insure that that mitigation is a part of that schedule and that it will be checked by City and, and that sort of thing, so that we would know in advance? In other words, having discussion with those agencies in advance as a part of this discussion for the EIR so

to sort of do a concurrent review with them, either have them do it or work with them as part of this discussion.

MR. HOGAN: I mean, if you're using the Department of Fish and Game, yeah, it would be prior to grading permit. They're going to have to get their permits and then Department of Fish and Game works with us to insure that whatever mitigation or, you know, sage scrub or whatever needs to moved we work with them, sometimes on a day to day basis, as far as what's going -- how it's being moved or if it's being moved or what type of mitigation measure needs to be done. So it --

VICE CHAIR TRAUTMAN: Okay. Sorry, I'm -- bear with me. I'm just trying to get clear on this. Department of Fish and Game will have their permit based on specific actions that need to be taken by the applicant. The City will know that so the City will know if they're inspecting and there's an issue of non-compliance so that they can contact Fish and Game to find out what needs to be done about.

MR. HOGAN: Correct. It's -- you know, we're constantly talking as far as outside agencies and the City as far as what's being done, what needs to be complied with, what permits need to be issued. The Engineering Department is aware of the mitigation measures and what's -- you know, the Sierra's very specific on certain issues. So we'll go down and before

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grading permit they need to do all these things and we contact whatever agency that is and, and work with them to insure that whatever needs to be done gets done.

VICE CHAIR TRAUTMAN: All right. Thank you.

MR. FOLLSTAD: Chair Berger?

CHAIR BERGER: Yes.

MR. FOLLSTAD: We're going to have a biological discussion in two weeks from tonight. We'll have some -- we'll have a typical time line available at that meeting for you.

CHAIR BERGER: Okay. Thank you, Fred. Okay. Any other questions on, on this? Back to you, okay.

COMMISSIONER OSTROM: Noise, I've been on the Planning Commission, now it's about five years, and I have never ever seen noise impact a development like we're reflecting on noise with respect to this impact -- with respect to this project. What has changed?

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MS. TEBO: The model that we're using. We're using Sound 32. It's a much more sophisticated model. It's a model required by Caltrans. What it allows us to do, it allows us to calculate into the model the topography, exactly what kind of grading is going to go on so that we can see much more definitively than any of the models we'd ever used before, which were, were standard, were standard models that were used by, by

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everyone in Southern California to analyze impacts.

But, but what has happened is technology has gotten better, for, for lack of better words. And we're using the most sensitive noise analysis that we have in order to analyze these impacts. And yes, I mean, I'm not surprised you brought up the question, why, why haven't we had noise impacts on all these other developments? Well, we we're using the best technology that we had at that time. Now we're using the best technology that we have at this time, and now we're seeing where the noise impacts are.

COMMISSIONER OSTROM: But we're using the old numbers, the old decibel numbers, aren't we, or --

MS. TEBO: Well, those don't change. Those are the City's standards, whether it be sixty, sixty-five, seventy, those standards are still the same, but we're able to measure the noise impacts at a much more definitive degree so we have a better -- a better idea of exactly what the impacts are and where they're going to be than what we had before.

COMMISSIONER OSTROM: Yeah, but, but, but those numbers were developed based upon measurements from the other instruments, and I think that they're linked. Aren't they kind of linked to quality of life? There's, there's a kind of a fuzzy

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element here where -- my concerns here is that when we start laying roads in existing areas, and we have a UDC now and, and we have a new model, and I've seen new models in other engineering venues basically say that things that are standing up should fall down. And it's more because of the, the quirkiness and maybe the accuracy of the model, but it doesn't take into account what really goes on in the structure. And I'm concerned that if we hinge everything on a very accurate model and explicitly stated criteria which are based on something else we're going to wind up getting results that are unintended.

And, and I think, you know, my, my big concern here is that we should really maybe calibrate the, the model to what it is we're trying to achieve, rather than to try to reach some kind of a decibel level which really doesn't make any difference anymore because it's changed, just due to some model that you used. Do you understand what I'm saying?

MS. TEBO: Well, I'm, I'm not sure. I do want to go back to a previous statement, and hopefully I understood it correctly. The decibels that the City has, has, has -- uses, whether it be sixty-five or seventy or sixty, forty-five for interior noise standards, weren't based upon a certain model. Those are based upon Federal guidelines as to what is acceptable, so whatever model we were going out and literally standing there

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and taking measurements from, the forty-five decibels for interior had nothing to do with that. We just -- it was just the box we were using previously just is not as sensitive as the noise box that we're measuring noise now, if that, if, if that answers your question at the very beginning.

COMMISSIONER OSTROM: Okay. Well, you're saying something about a model. You have a, do you have an analytical model which is a forecaster?

MS. TEBO: Yes, that's correct.

COMMISSIONER OSTROM: Okay. And you have instruments that record noise?

MS. TEBO: Yes.

COMMISSIONER OSTROM: Now where has the change taken place, in the model --

MS. TEBO: Both.

COMMISSIONER OSTROM: Both?

MS. TEBO: Both, both. We have, we have better equipment and we have a better model.

COMMISSIONER OSTROM: Okay. So the equipment that we have today that measures say fifty-five decibels of noise, does the new equipment at the same location measure fifty-five decibels of noise or more noise?

MR. FOLLSTAD: A decibel is a unit of, of sound.

COMMISSIONER OSTROM: Of the sound, yeah.

MR. FOLLSTAD: Yeah. And that doesn't change.

There's, there's a pre-described --

COMMISSIONER OSTROM: I'm hoping it does.

MR. FOLLSTAD: -- on the decibels.

COMMISSIONER OSTROM: But I'm just --

MR. FOLLSTAD: Yeah.

COMMISSIONER OSTROM: I'm just wondering here.

MR. FOLLSTAD: What, what -- the new models take into account more variables, let's say. It takes topography, it takes landscape, it takes bouncing off the mountains for the lack of a better -- reverberation, it takes vibration. It, it takes more pieces and puts it into the puzzle so we get a better number from there, a more accurate number to what really happens. It's, it's just like traffic models have changed over the years. You know, it used to be, well, I think it's going to do this, I think we're going to have fifty cars coming through there, and maybe some will go this way, some will go that way now that there's more -- there's a model there that they get better as time goes on. Just like everything gets better, better to determine information as time goes on. And that's basically what this new model, this --

COMMISSIONER OSTROM: Yeah, but what I'm seeing is that in society cars are being designed to be more quiet. Technology

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has been improving. And I would think over the long run traffic should make less noise. And, well, once we have a model with is creating -- or which says that in a similar circumstance now than we would have had say five years ago we have more noise. And that, and that -- my intuition says it should be something less.

I know we're all getting more noise, we're getting more traffic. But I'm talking about in forecasting, it, it just seems to me that the models that we had before, if they were calibrated right, they, they checked it and they calibrated it and, and, and they were very accurate. Or maybe what promulgated the new models was, was the situation where they kept going back into the new developments that they were forecasting maybe six point five decibels and they were getting seven decibels, maybe that's what was happening, I don't know. But, I mean, if that's not the case then all at once, if we have a model and, and a whole covey of equipment that all at once projects sound or noise into a, a far more significant arena in planning, everything else stays the same. I just --

MR. FOLLSTAD: Chair Berger, we have Tom Worthington here. He's a principle with Impact Sciences who prepared the EIR, and I think he might be able to help out -- help us out a little bit here.

CHAIR BERGER: That would be nice.

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MR. WORTHINGTON: You, you focused on what=s changed in the Valley, and I, I presume it=s what=s changed since perhaps you did your circulation element which had a noise -- a series of noise models run with it, for example. And, and I, I can=t recite your General Plan EIR chapter and verse, but I do know that it identified several areas within the City that had or would have significant noise impacts in the future as the City built out. And I do know that at this point, certainly in this part of the City, you=re nearing buildout of parcels. Now many of the parcels don=t have as many units on them as was anticipated in the General Plan. But I do think that you identified in your prior documents several locations within the City, particularly along Newhall Ranch Road, Bouquet Canyon Road, the major arterials in the City where you would have significant noise impacts that were unmitigated or unmitigable. So I don=t know that this is showing anything necessarily inconsistent generally with what you=ve already identified in your general plan and circulation element EIR=s.

However, that said, getting to this issue of models and models becoming more sophisticated, I=ll, I=ll just try and equate it this way. The models have become more sensitive, and Mr. Follstad was attempting to explain why that is. And the same is true of air quality models. It used to be that in air quality

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models, for instance, the impact model which is one of the models you use for your Cal line runs and to calculate emissions, would allow you to put in only three or four variables to determine emissions. Now you can put in, you know, tens, sometimes hundreds of different variables. You may not get a different result at any particular spot, but you could get a higher result at one location or a lower result as a result of that increase in sensitivity.

And the same is absolutely true of the noise models. Now you can differentiate traffic type much more specifically than you used to. Before it was just a vehicle, now it's a type of vehicle, and trucks, and they all behave differently from a noise perspective. You couldn't analyze that and the sensitivity of that difference in the past. Where now you can analyze very fine differences in topography, before you could not do that. You had to pick a spot, for example a hundred feet from the road, and you identified the elevation of that spot, where now you can do it for each foot, even half a foot approaching. So you can get variations in the topography and that shows up, and that absolutely will result in, in some cases very big differences in noise, depending of course on the spot that you're analyzing.

So I, I wouldn't go overboard in thinking that changes you're seeing around the City are due just to modeling, that's not true. It is absolutely true that models are becoming more

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and more accurate over time, and I suspect that the next version of Sound 32 will be more accurate than the existing method -- version.

COMMISSIONER OSTROM: Okay. I guess then overall in more of a, of a large regional basis, like California or the United States and the planning process, have municipalities run up against the, the, the problem of these fixed Federal standards for decibel levels and then this more highly sensitive model in, in, in, in carrying out their general plan?

MR. WORTHINGTON: I can't speak for all of them, of course, but I, I do know of a few examples where in transferring from the old version of Sound 32 to the new version of Sound 32 changes were appearing. Some were higher, some were lower. And, and, and frankly, that -- I think that's to be expected when you have a different model. It's just a different model. It may have the same name but because it allows more variables to be inputted in it it's going to behave very differently. All models behave that way once they're -- the new version come out, and hopefully there are improvements. But I don't know that there is a rash of problems associated with changing from model to model, just an increase in accuracy.

It used to be that, you know, fifteen twenty years ago, before you had models that were readily available, frankly, before you had computers that you could calculate them ready

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available, you=d go out with a hand meter, and in many cases it was something you get equivalent today at Radio Shack, and that=s about as good as you had. And you=d stand on a spot and you=d measure a minute, a minute, a minute, do it ten times during the period hour to try and get noise levels. And then you=d back up a hundred feet and do it again. And you=d take that back into your -- into the office and you=d just draw big lines and create these contours.

I would say that the modeling now is much more accurate when it comes to predicting future noise levels than it is basing it off of an existing measurement at a spot, because the topography may be different at that spot in the future. So as things evolve --

COMMISSIONER OSTROM: Perhaps I can ask you just one more question. Is this particular area noisier or pretty much the same in noise as the rest of the Santa Clarita Valley in the populated -- in the region in which it=s located? In other words, is there some kind of a focusing thing going on here or, or is this -- just unfortunately has a, a, a, a noise issue, aside from the fact that there is a development going -- being projected to go in there?

MR. WORTHINGTON: I don=t believe there are any, any features about the project site that are unique --

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COMMISSIONER OSTROM: Okay.

MR. WORTHINGTON: -- from a noise perspective. I think that if you were to travel around the City, if you were to focus just on the freeway areas, for example, you're going to find some very noisy places along the freeway corridor. The same would hold true along Magic Mountain Parkway the closer you get to the road.

So I, I think that if I were then to look at this particular project site and say is there anything about it, is it in a bowl that happens to collect noise that reverberates off the canyon walls or things like that, the answer would be no. You know, there's a racetrack across the river, that's somewhat unique. You've got railroad tracks that are nearby, that's unique. But I don't think so unique that it causes, causes that site to jump out.

COMMISSIONER OSTROM: Okay. Thanks for the answer.

CHAIR BERGER: Thank you, sir. Tim?

COMMISSIONER BURKHART: Yeah, one, one quick one about the noise. On -- talking about the -- to adhere to the City guidelines we talk about removing a hundred and nine units from one area, seventy-five from another. If those units were removed do we meet the City's standards because we're reducing the noise generator or because we're taking the people effected out of the contoured area where the noise is going?

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MS. TEBO: Taking the people out.

COMMISSIONER BURKHART: Okay. So it doesn't really reduce the noise. It's so -- if the tree falls in the forest kind of thing.

MS. TEBO: Well, ultimately, ultimately though your noise is going to be reduced because you're, you're reducing the people that are in those homes that are traveling along the roadways that are in those cars that are making those -- that -- those noises.

COMMISSIONER BURKHART: Okay.

MS. TEBO: But we're --

COMMISSIONER BURKHART: But we're --

MS. TEBO: Essentially we're really, for simplicity purposes, we're taking those people away.

COMMISSIONER BURKHART: So the people -- the, the person -- the people aren't hearing the noise so there is no impact >cause there's no one there to hear it.

MS. TEBO: Correct.

COMMISSIONER BURKHART: If we took all those units and just -- say we just increase the density and just move those people into one of the other areas the noise would be the same and still we'd have no impact --

MS. TEBO: That's correct.

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COMMISSIONER BURKHART: -- due to noise?

MS. TEBO: Yes.

COMMISSIONER BURKHART: Okay. Thanks.

CHAIR BERGER: Thank you, Mr. Burkhardt. Any other questions? Okay. Diane?

VICE CHAIR TRAUTMAN: Yes. I guess first this is, this is about noise, but I have a question about the traffic level currently on Newhall Ranch Road. I had a question, and this is, this is the question related to noise, but it has to do with what the current level is, and that I wondered what the scenario would be -- in what scenario would see Newhall Ranch Road, Santa Clarita Parkway, Soledad Canyon Road and Bouquet Canyon Road operating at a level of service C, which were -- which in the EIR is stated as a worst case scenario because at that higher speed they're generating more noise. So are those roadways functioning at that level now, and I guess particularly Newhall Ranch Road? And if they're going to go to a level of service D or E is that now or is that based on project impacts? Because when the traffic slows it will reduce the amount of noise bouncing off of everything.

MR. PARI: Correct. Chair Berger, Members of the Commission, Ian Pari with the City's Traffic Division. I'd like to address that a little bit. Right now we currently have about fifty-five thousand cars on Soledad, and about sixty thousand or so cars on Bouquet per day. That is easily a level of service E

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or F conditions. A six lane arterial comfortably can carry between forty-five and fifty thousand cars. We don't like to see much over that. And so those roadways are not operating at level of service C today. We don't expect them to operate at that level in the foreseeable future without the Cross-Valley Connector.

VICE CHAIR TRAUTMAN: Well, when that's added though you're expecting it to go to one level up, so it will move from an E to a D?

MR. PARI: Are you asking me or are you --

VICE CHAIR TRAUTMAN: Yes. I'm -- what -- do you know what those projections are for the Cross-Valley Connector?

MR. PARI: Yes, and actually this, I was going to mention this if I had a chance to come up because this kind of addresses the earlier question regarding what percentage of traffic is due to background growth and what percentage of traffic is due to the project, and how does that kind of split between Soledad and the Cross-Valley Connector. And without getting into intersection specifics, I'll leave that to Daryl, I think just to kind of give the big picture perspective, like I said right now, Soledad which is our only east/west corridor connecting both ends of the City operates at fifty thousand cars a day. With background traffic only, not Riverpark the amount of traffic along that corridor would increase to about sixty-six

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thousand.

Now if Newhall Ranch Road, i.e., the Cross-Valley Connector is built we could assume that was split pretty close to fifty/fifty, it=s about thirty-three thousand on each roadway.

So their local service would improve considerably.

With Riverpark that sixty-six thousand increases to about seventy-three thousand, which would also split about fifty/fifty.

So I think that gives you a good idea of the relative terms of what does Riverpark add to the total traffic along that corridor.

VICE CHAIR TRAUTMAN: And you said seventy --

MR. PARI: About seventy-three.

VICE CHAIR TRAUTMAN: Seventy-three thousand.

MR. PARI: Yeah. So from fifty-seven to sixty-six to seventy-three.

VICE CHAIR TRAUTMAN: Okay. And, and perhaps you can answer this question too, because again it has to -- it=s related to the traffic noise. Page 4.5-8 of the, of the noise section talks about the assumption that the peak hour vehicle mix in the project area would be two percent heavy trucks, eight percent medium trucks and ninety percent passenger vehicles. What is that assumption based on? I don=t see any reference to how that figure -- those figures are derived.

MS. TEBO: We can look it up in the, in the EIR and in the appendix and get back with you --

VICE CHAIR TRAUTMAN: Okay.

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MS. TEBO: -- on that mix.

VICE CHAIR TRAUTMAN: All right. Thank you.

COMMISSIONER WINSMAN: I also have a question on noise. What constitutes traffic noise? What are the components that go to make up traffic noise? No, I'm looking perhaps at our expert here with the --

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MR. WORTHINGTON: If I understand the question it's a very, it's a very simple question, what makes up traffic noise itself. It mostly come out of the pipe, the end of the tailpipe. Same would be -- would hold for -- true for trucks. And that has an impact on how you measure noise. If you find the end of the pipe, exhaust pipe for a diesel truck it's say eight feet tall, so a six foot wall may have little or no usefulness if the problem is caused by a diesel truck. Automobiles we measure noise coming out of the pipe at one foot above the ground. So you have the pipe where most of the engine noise comes from, and then you have tire vibration, that's the second source. You're going to get music and things like that, but I would say that's probably a negligible influence on noise unless you happen to be right next to that car that's booming away. But for the most part it's engine noise coming from exhaust pipes and vibration tire noise.

COMMISSIONER WINSMAN: Okay. That's kind of what I had

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thought. Perhaps you can answer this question too that relates to that. The newer technology that has been designed, the new enhancements to road design, tire design, engine design, are they increasing or decreasing noise levels?

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MR. WORTHINGTON: Well, both. I know that there are investigations underway, there are tests underway on different roadways type surfaces. Some have rubber built into the roads and they're testing those to see if they have an appreciable reduction or influence on roadway noise and the vibration, and some do. They're seeing that they can get -- and I wouldn't say it's an appreciable reduction in roadway noise but there is a detectible difference in roadway noise as a result of the surface itself. And I think -- and a good example could also be in the texture of the road. If you have a smooth asphalt surface as opposed to concrete which has ridges built in it for drainage or for grip you're going to get a slightly lower level of noise.

I don't believe that that's a huge difference. But whether it's detectible or not I'm sure has to do with how many lanes of traffic you've got, how fast the vehicles are going on that roadway, a lot of things go into it.

COMMISSIONER WINSMAN: But this analysis that's done for this particular EIR is based on today's technology --

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MR. WORTHINGTON: That's correct.

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COMMISSIONER WINSMAN: -- and not what may or may not happen to be --

MR. WORTHINGTON: Correct.

COMMISSIONER WINSMAN: -- done in the future?

MR. WORTHINGTON: Right.

COMMISSIONER WINSMAN: Okay.

COMMISSIONER OSTROM: I have just, just a curiosity question. When you do a noise profile of a particular site do you do kind of a histogram of so many minutes or so many decibels, of so many minutes at this decibel, and assuming that it works out right that at the lower decibels you have more minutes, and then you come out and you have like a hundred and twenty decibels, heaven forbid, but it=s like two seconds, then you have kind of a histogram, would that, would that be a signature of a site?

MR. WORTHINGTON: That=s if you=re calculating it with a hand meter or, or a computerized meter.

COMMISSIONER OSTROM: Yeah.

MR. WORTHINGTON: It absolutely -- now you have these, these -- this great equipment that=s very inexpensive that will monitor twenty-four hours a day continuously. The computer logs every data point which happens in multiples of -- you know, each second is broken up itself, so you can get almost any data you which to see.

COMMISSIONER OSTROM: Okay. But is that the way a site

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is characterized, or do they do an average over the twenty-four hours?

MR. WORTHINGTON: Well, it depends on the purpose. If you --

COMMISSIONER OSTROM: For our purposes here.

MR. WORTHINGTON: For, for a roadway purpose you're going to do averages, you're going to do twenty-four, twenty-four CNEL=s. That=s what the standards are based on. So you're going to measure it per the standard. And that=s going to -- where, where if you did an LEQ which would measure -- let=s say if you did a one minute LEQ and you wanted to find out what was the loudest minute of the hour you=d see all kinds of spikes.

COMMISSIONER OSTROM: Yeah.

MR. WORTHINGTON: A twenty-four hour CNEL or LDN is going to be homogenized.

COMMISSIONER OSTROM: Yeah, something like that.

MR. WORTHINGTON: It=s going to be a smoother curve.

COMMISSIONER OSTROM: Right, right. Thanks.

CHAIR BERGER: Okay. Any other questions? There was one other section, Parks and Recs. Anyone have any questions on that? Yes?

VICE CHAIR TRAUTMAN: Yes. I have some visual --

CHAIR BERGER: Great, perfect.

VICE CHAIR TRAUTMAN: In fact, I was just looking at

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the number again. I'm looking at the figure, about four hundred and forty -- greater than four hundred and forty acres of dedicated open space. In the project summary it says I think four hundred and fifty-six recreation -- active/passive recreation and open space. So what part of that is actually open space and what part of it would break down to active/passive parkland? Are we saying the twenty-nine acres? Because the river is three hundred and thirty acres, correct?

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MR. HOGAN: Correct.

VICE CHAIR TRAUTMAN: Okay. Three hundred and thirty acres, and then if we took out the twenty-nine acres for the active/passive park then the remainder of that is -- has -- that=s open space also that=s not part of the river?

MR. HOGAN: Correct. Yeah, it would be slopes. There=s some open space behind Area D. Just to clarify in the twenty-nine active, active acres -- or active/passive park, approximately twenty-four acres is more of an open space and then we=re still fine tuning the, the park site itself, but we=re looking at around five active acres, maybe an acre of passive park. Active would mean some areas -- maybe the Parks -- the Rec and Parks Division can come up here and maybe talk about it a little bit about what they=re doing in that area right now.

VICE CHAIR TRAUTMAN: All right, thank you.

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MR. RILEY: Good evening, Commissioner Trautman and fellow Commissioners. Tom Riley, Parks Development Administrator with the City. Jeff is, if right, we've been working with the, the applicant on defining that, that line between the passive and the active within that overall twenty-nine acres. We kind of use -- there's active in terms of central Park and, and ball fields.

But with respect to the UDC active means basically something that's not just totally natural. A playground is really considered active for purposes of the UDC. So that may be, you know, one area where there could be some confusion.

We looked at the project and are looking at the project with our Commission from the standpoint of, you know, zooming out a little bit. And there is Central Park nearby so some of those more active pursuits can be achieved over in Central Park. So we're looking at a five or six acre neighborhood park that would have some neighborhood type amenities. The adjacent open space certainly augments that and, and makes it feel and act and work as a larger park with trails and so forth. It may begin there.

VICE CHAIR TRAUTMAN: Is your department then responsible and does the Commission oversee the, the trail system and whatever since open space is considered area that you can hike through and that sort of thing, it's kind of passive recreation right, so is that something that you -- that Parks and Recreation Department and, and the Commission has some oversight

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on about maybe asking for oversight about vehicles in the river and that sort of thing, maybe posting signs or --

MR. RILEY: To some extent and we=re -- I think we=re looking with any partner agencies. The Santa Monica Mountains Conservancy I know, you know, looks at, at these large open space areas with us. To, to answer your question, to date we have two fairly large acquisition areas on Newhall Land property in NB1 and NB2. And our department does monitor that, assure that there are signs put in where there need to be signs saying stay on the trail or so forth.

With respect to this three hundred and thirty acres, I think that=s still open to discussion. But certainly the five acre park would be within our purview and the twenty-nine acre -- the rest of the balance of the twenty-nine acres would most likely. But when you get into that riverine area, you know, I think we need to kind of let the process unfold to see who would best manage that.

VICE CHAIR TRAUTMAN: Oh, okay.

MR. HOGAN: Commissioner Trautman, to also maybe help break down your original question, there about twenty-nine acres of active/passive open space park, approximately eighty-one acres of open space which would include some of the open space behind Area D. The Santa Clara River was three hundred and thirty acres. The river trail would be about eight point five acres. The City maintains slope lots adjacent to the right-of-way, about

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ten acres. The private recreational area=s another one point three acres, and the Upland Preserve about eight acres.

What we can do is maybe on the May 18th give you another break down in a matrix form --

VICE CHAIR TRAUTMAN: Right.

MR. HOGAN: -- with the current information we get from the Parks Commission too.

VICE CHAIR TRAUTMAN: That would be very helpful. Thank you. Okay. And on the visual, one of the things that are -- that I was reading about, we=re talking about a varied bank stabilization, making that look nicer. And then there were the bridge abutments, and we read in the EIR that those are pretty standard, they=re going to look the same as what they do out at Whites Canyon over the river and that sort of thing. Is there some other product, is there some other way to improve the aesthetics of the abutments? Is there something else that=s practiced that would an innovative approach to managing that, the aesthetics of that on the bridge?

MR. FOLLSTAD: That=s something we=ll probably have to get back to you. I don=t know of any, but I=m not an engineer. And Chris Price who=s from our Engineering, he, he kind of came in -- he was out sick all day and he came in just to try to be at the meeting and he couldn=t make it. So we=ll have, we=ll have a

better answer for you at our future meeting, unless Jeff has something.

VICE CHAIR TRAUTMAN: Okay. And something else that I would like to see, there is mention that the closest area for house to Soledad Canyon Road is about three hundred feet, and there may be a picture of that in the materials that we saw tonight and in the EIR. But there=s also an area that is fenced off right now for which varied bank stabilization has been installed, and that area is, from my understanding, to have apartments on it. So what I would like to see is a photo simulation of what that might possibly look like in relationship to the view shed along Soledad Canyon Road into this project, and an aerial because I=d like to know how close these apartments, this aerial that=s already been approved, will be to the homes on the other side of the river, and I=d like to know what the visual impact will be of those structures, one on the south side of the river, and the other on the north.

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MR. FOLLSTAD: Okay. I, I believe we=re talking next to the bowling alley and the soccer center?

VICE CHAIR TRAUTMAN: Yes.

MR. FOLLSTAD: Okay. We don=t have any approvals for any apartments in that -- on that property right now. The only thing that=s approved on there was a subdivision and the grading to make them buildable lots, for lack of a better term. It is

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Zoned Commercial right now, Commercial Office, I believe, so apartments would not be allowed. It would require a zone change and the General Plan amendment, similar to what this project=s going through.

Having said that we can, we can work on, you know, with the understanding that there is no approval over there, if apartments were to be built on that property we could do some type of a photo sim or something like that to determine what the distance would be.

VICE CHAIR TRAUTMAN: How is that approved for preparation then if, if it=s unknown what=s going there, how is it approved for varied bank stabilization?

MR. FOLLSTAD: There was a -- it was approved, I believe, in >89 or >90 by the Planning Commission for Parcel Map 20838 which allowed for the grading of the site. It was originally supposed to be a, a commercial office building, and in fact Kaiser was originally looking at that site to put a hospital initially into that, relocating it and turning it into a medical center over on Turney (phonetic). So that=s what the original subdivision was zoned there.

The improvements were made based upon the fact that they, they, they were bonded for, and they recorded the tract. They paid all the fees. So instead of continuing to bond for these improvements and paying, paying a fee for the bonding, the

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improvements were just -- went ahead and were done.

VICE CHAIR TRAUTMAN: Okay. Okay.

MR. FOLLSTAD: So it, it went through all the -- it went, it went through everything back early in the >90's.

VICE CHAIR TRAUTMAN: Okay. Well, then maybe an aerial that shows us where a building could be placed at the closest location to the river and the closest location of the house on the other side of the river so we can where the relationship of those properties would be, one to the other.

MR. FOLLSTAD: We, we can have the, we can have the varied bank stabilization put in and then we'll, we'll figure out what the closest points are.

VICE CHAIR TRAUTMAN: Okay. And this is probably something for the applicant. Is Mr. Adamick available?

CHAIR BERGER: We might want to wait and let Glenn -- finish this, and we can ask Glenn after he makes his presentation.

VICE CHAIR TRAUTMAN: Okay.

MR. FOLLSTAD: We aren't at the public participation portion yet.

VICE CHAIR TRAUTMAN: All right. Thank you.

CHAIR BERGER: No, thank you. A lot of good questions there. Any, any other questions before -- you know what I was planning is to have Glenn come up and talk and then take a break

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after that, if that=s okay with the Commission?

COMMISSIONER BURKHART: Sure.

VICE CHAIR TRAUTMAN: Sure.

CHAIR BERGER: Ladies and Gentlemen, I want to thank you for your patience tonight. I know there=s a lot of issues here and, and we just like you are very, very concerned, and so it might take a little more time than normal, but thanks for your patience. At this time I=d like to bring up the Applicant, Mr. Glenn Adamick. Welcome back, Glenn.

MR. ADAMICK: Thank you, Chairman Berger and Members of the Planning Commission, my pleasure to be back. The benefitter of all the, the new models I guess, but what I wanted to do is run through a quick PowerPoint presentation.

Before that gets started though I thought I would, I would actually respond to some of the issues that were raised by the Commission. In regards to the aerial that Commission Trautman asked for, we certainly can provide that. We have a, a preliminary layout for the apartments on the Soledad project site and we can certainly put that on an aerial and create that for the Commission.

In regards to the approval that Mr. Follstad was referring to on the Soledad site, there was an environmental document prepared on that approval back in the early >90's with the parcel map that was approved. It analyzed the bank

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stabilization, it analyzed the grading on the property. That was all approved at that time. Similar to what we do let=s say in the Valencia Commerce Center and Valencia Industrial Center is you get a parcel map approved and then come back at later dates for actual development plans on the property, and that=s what occurred there, the only difference being there was a office building on one of the lots that was created on the Soledad site that has not been acted upon. So that=s the, the difference there.

What I wanted to do was kind of run through this slide presentation very quickly, and I think spend most of my focus on both traffic and noise. We can go to the next slide.

This again is the location of the Riverpark side, and I keep this bringing this aerial here >cause I love it, so it just gives you a great perspective of where the project is located in regards to surrounding development area. This is supported in all of our Whitaker Bermite projects, Soledad Canyon Road, Bouquet Canyon Road, and the extension of Newhall Ranch Road. Next slide.

As far as traffic and access I think Ms. Tebo and, and Mr. Zerfass talked a great deal about the details in the, the DEIR. What is one of the big benefits of the project? One of the big benefits of the project is the Cross-Valley Connector. The project brings a great deal of dollars to the table in the

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form of B&T funds if approved.

The other element it brings to the table is right-of-way, land area. And I think the Commission -- Commissioner Trautman talked about, you know, the Cross-Valley Connector occurring with or without the project. Certainly the City=s moving in a direction, and by preparing their own EIR/EIS on the roadway, to do that roadway without the project. You know, there=s another reason to do that as well. The other reason is they may secure Federal funding or, or other funding sources and need a Federal environmental document to support that, and that=s also one of the reasons.

I think what the Riverpark project brings to the table is an acceleration of that roadway by its funding. The City would use primary B&T funds to construct that roadway, they would be a substantial portion of that. Without a Riverpark or development within the Bouquet District you don=t have B&T funds, and I think that=s an important, important element. I think the other important element is right of way. Without a project in a lot of cases the City is then acquiring right-of-way which has a cost.

As far as intersection impacts, something that, that wasn=t pointed out by staff was that there is General Plan language, and this language is in the circulation element that was updated, I believe, in the

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late >90's that indicates that, AExisting street improvements are, in some cases, not able to be modified to accommodate additional traffic or circulation improvements due to right-of-way limitations and existing development.@

What that basically is saying is you have certain intersections like Bouquet/Soledad, White/Soledad, Valencia/Magic Mountain Parkway that are considered to be presently built out. You know, traffic improvements in the valley that would change that are improvements like the Cross-Valley Connector which train -- which change traffic circulation. I think as Mr. Pari said, you know, you look at just adding the Cross-Valley Connector and what it does to Soledad, it halves the trips on Soledad. So by building roadways what you=re doing is you=re redistributing traffic in the valley, so I think that=s an important point as it relates to, to traffic improvements.

I think the last point I wanted to make was the trip reduction as compared to the City=s General Plan and traffic model, this was brought up in, in Ms. Tebo=s presentation, is sixty-eight thousand fewer average daily trips than what the General Plan has as far as the property goes.

What the City and the County did several years back though is they created a joint traffic model. That joint traffic model kind of looked at that general plan language and brought it

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down on most properties, and I'm, I'm somewhat familiar with that whole process. Basically, that model was adopted by both jurisdictions.

If you compare this project from a trip standpoint to the traffic model there still is a substantial reduction, and I believe it's about fourteen thousand vehicle trips from what was in the traffic model. The difference between the traffic model and the General Plan is the traffic model took into consideration some, some things along the lines of sight constraints. You know, you've got a river on the property. You've got hillsides on the property. Generally what are you going to get on your Commercial/Industrial FAR's? So it kind of took a more, I guess, reasonable approach from a land development standpoint when it looked at parcels. Next slide.

As far as noise, and this is a very hot topic, the, the, the EIR assumes what we consider to be a worst case scenario. And what that is, is they're analyzing the, the, the Riverpark development based upon future projected traffic volumes at a buildout condition on Newhall Ranch Road and Santa Clarita Parkway. That's where you're getting the impacts. You know, from my perspective, if we were going to put in the Riverpark project tomorrow and you aren't carrying sixty thousand vehicle trips on, on, on Newhall Ranch Road, are you exceeding the guidelines that the City has adopted? Probably not. At a

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buildout in the future, which is what was analyzed in the EIR, yes, you do.

I think another thing that needs to be taken into consideration as it relates to noise is nighttime noise levels are lower. Certainly they are increased when you do a noise analysis because people are a little more sensitive in the evening hours to noise, but they are lower because traffic volumes are lower in the middle of the night. And the nighttime is the time when, when, you know, folks are more sensitive to, to noise.

And I think, too, this is not a unique condition to Riverpark. And what I did is, is actually had Impact Sciences do some additional work looking at other intersections in other roadway corridors in the City of Santa Clarita and, and just put, you know, kind of CNL -- CNEEL lines or contour lines on that just to show that this is what=s happening throughout the valley. And one of the reasons for that is as you get more traffic trips on the roadway certainly there=s more noise generated along that corridor. So this is not unique to the Riverpark project site. We=ll go to the next slide.

The way this analysis was done, and this is the, the first time everybody=s seen it, is they basically put a noise machine or a measuring machine at each of these intersections and on a twenty-four period recorded noise levels. And as Mr.

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Worthington indicated, then they come up with what would be that weighted average on a daily basis.

At McBean and Rockwell the existing model CNEL at that intersection was seventy-two point six. What that fifty feet means is the, basically, the measurement device was fifty feet from the centerline of that roadway, that=s where it was pulling its noise reading from. On future model CNEL you can see that goes up as traffic, future traffic, projected traffic starts utilizing that roadway. On Whites Canyon north of Soledad you again start off at existing at seventy-four five, which is above the City=s guidelines, and move up to seventy-six three. Wiley and Tournament, you see an increase in there as well. Bouquet at Urbandale, Orchard Village near McBean, you see a substantial increase. We=ll go to the next slide.

This is actually looking at noise contours. And what=s happening here, and this is in the existing condition today, you can see the single-family residential along the Whites Canyon Road corridor, and this would be true all the way up the corridor. The only reason that it=s, it=s taking a block into consideration is that that block is where the noise machine, the measuring machine was at, and that=s why you have the contour there. This again is in the existing condition. If you were to add projected traffic at a buildout condition you basically increase these areas that are effected. This seventy DB line,

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which is fifty feet off the center line or fifty feet off the right-of-way, excuse me, would move to sixty-two feet. The sixty-five feet which is shown there at being ninety feet would move to a hundred and ten feet. So when you start adding projected traffic volumes those contours are spreading out. Next slide.

This is McBean and Rockwell, same circumstance. Along McBean Parkway and the McBean Parkway corridor you've got multi-family at this location, and then single-family that extends on both sides down McBean Parkway. This is existing counts at this -- or existing noise at this location. Again, as you add projected traffic volumes to the roadway you're increasing the noise influence area. The seventy's moving farther in. The sixty-five's moving farther in. The sixty's moving farther in. And example here, in the case of, of sixty, you're going from two hundred and thirteen feet off of the right-of-way to nearly three hundred feet at two hundred and seventy-two. So you're, you're increasing that with projected traffic volumes that are going to occur irregardless of the Riverpark project. This is just General Plan buildout in the valley. Next slide.

This is looking at Orchard Village and McBean Parkway, the same circumstance here. This one actually though shows sixty DB presently, and sixty DB at a buildout. So again, you see as roadways are being more utilized by traffic and traffic=s

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increasing those noise impacts are spreading out.

The purpose of these slides is to, is to really illustrate to the Commission that what=s occurring on Riverpark is not different than what=s occurring throughout the valley. You know, as we continue to populate and become more urban this is one of the things that comes along, comes, comes along with it, and that is increased noise due to increased traffic on roadways.

That, that concludes my presentation. I just wanted to be, be brief tonight and really listen to, to the issues that were cited by the Commission. I think clearly as we get to, to the meetings later in May, May 18th, I=ll certainly be able to, to try to provide a lot more detailed response to the issues that are raised, at least from my perspective, and I=m here to answer any questions that the Commission may have.

CHAIR BERGER: Thank you, Mr. Adamick. Any questions for Glenn while he=s here? Okay. Diane?

VICE CHAIR TRAUTMAN: I=ll ask that -- let me see if I can find it here. I was taking notes on what you=re saying. What is now the plan for the hill behind D -- Area D and the, the Gavilan and the Emblem Tracts, is that -- to what degree is that hill coming down at all?

MR. ADAMICK: Well, there, there, there are, there are

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two things that we're working on that hopefully will, will paint a clearer picture of that. One is is we are incorporating that design change into the tentative map. So the goal there is that by the time we come back at May 18th you'll see that, that redesign reflected on the tentative map.

The second thing is is we are doing a visual sim of the new design, so you'll get a very good perspective of what that's going to look like after the fact. The idea is, and I'll, I'll -- Fred's -- I'll try to move Fred's head out of the way here, is that this -- in this location over here we've effectively pulled the project back toward -- and closer towards Newhall Ranch Road.

The idea is on the nose of that ridge which provides a separation between the Emblem Tract and Area D is that we are trying to keep the view shed that they have from Emblem exactly what it is today. Pulling it back and then the, the new manufactured slope that you would see you would only see from Area D, you would not see from their area.

There is additional grading that occurs a little farther to, to what would be the, the, the east, but that area's pulling back away from the Emblem Community. As you can see from the project, that grading remains. So our focus has been on the nose of that ridge line and pulling away from that nose. And the visual sim that we'll have done on that I think will, will

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probably paint the best picture.

VICE CHAIR TRAUTMAN: So, so as you pull that back are you moving the other area out?

MR. ADAMICK: No, we're not. We've, we've actually worked hard and reconfigured the plan to maintain the unit count where it was at. So we lost a little bit of area but we were able to move some buildings around and some other things to make it work still and pull away from the, the Emblem Community.

VICE CHAIR TRAUTMAN: Okay. But it's not physically moving and having an impact on the hill --

MR. ADAMICK: No.

VICE CHAIR TRAUTMAN: -- to the --

MR. ADAMICK: No.

VICE CHAIR TRAUTMAN: -- east? Okay.

MR. ADAMICK: No. The pad, the pad area gets a little smaller, that's what happens.

VICE CHAIR TRAUTMAN: Thank you.

CHAIR BERGER: Any other questions for Mr. Adamick? Glenn, thanks for the input tonight. Okay. If it's okay with everybody I'd like to take a ten minute break and come back at 9:00 o'clock if that's okay?

COMMISSIONER BURKHART: Great.

VICE CHAIR TRAUTMAN: Thank you.

CHAIR BERGER: Thank you.

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(The Commission Recessed From 8:50 p.m., Until 9:02 p.m.)

CHAIR BERGER: Okay. Welcome back, Ladies and Gentlemen. What we're going to do now is have the speakers. We will start with Eric Jakeman. Eric, welcome. Eric will be followed by Douglas Hamilton.

MR. JAKEMAN: Thank you again for listening to our statements here. Several points I'm kind of curious about. The four hundred and forty acres for parks, open space, et cetera, that they're talking about is part of the wash area. At a meeting that I attended about three months ago I believe Amy in the Planning Department said that that wash area was no longer privately owned. Newhall Land and Farm had donated that to the Santa Clara River. If that's true how could you possibly use that in any kind of General Plan analysis? Two, if it's private property, and I've heard that they will arrest people in their private -- that area, how can it be open -- used for open space if you can't even actually go in there? If you can't go in there and you can't use it how do you figure all these trips that they're adding up? I'm not quite sure about that.

Okay. The glorified Cross-Valley Connector, will this have bridges over Soledad Canyon, that's my understanding? Will it have a bridge over Sierra Highway? >Cause right now, I'm not

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sure if any of you have had a chance at 9:00 o'clock in the morning to go over there at the Cross-Valley Connector now and it=s gridlocked. Is it going to have a bridge that goes over to the freeway, or are we just going to take all this savings of traffic and bottleneck it, I believe the other guy said pinch point, on Sierra Highway? You=re still taking all the cars and they=re still stopping on the same point on Sierra Highway. It=s just relieving it from Valencia and Saugus, but where it ends up is the same place.

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Also, you guys are going to require them to finish the bridges and roadways before they start construction, not after they finish and it just drags on and on and on?

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The constituents -- I live in Canyon Country, by the way. Constituents in Canyon Country, we=ve been accustomed to neglect by City improvement for sometime now. We understand we=re a smaller part, don=t have the money that Valencia, Saugus has, and that=s okay. We=re kind of used to that. But now with this Cross-Valley Connector and this major truck thoroughfare you guys are kind of dumping on us. Why don=t you put the Cross-Valley Connector through Valencia, cut it through the mountains?

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Right now you=re going to make a major truck highway go through the middle of Canyon Country and die on Sierra Highway where it=s already gridlocked. Has anybody done any kind of a traffic

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analysis at the end? You've done a lot of them for the middle.
How about where it ends up?

The noise, one of the issues they brought up was noise for pile driving. It's noisy, I know that. Okay. Why do they use pile drivers? Why don't they do friction piles or caissons or varying piles, those are all dug with dirt augers and pour the concrete and re-forging steel, the noise level's not there. Is it a cost factor? And who's paying for the bridges, the City or the developer? If the developer is helping pay for the bridges and they're saving money by doing the pile driving, do we the residents have to listen to the noise because they don't want to pay the money to do it a different way? Is that fair?

Remember, you the Planning Commission are responsible to the current residents for the thoughtful planning development of Santa Clarita, not solely to create revenue for the City coffers.

By the way, did the developer find out where the other five and a half million cubic yards of dirt went you lost at the last meeting? Does the City have the legal backbone to stop the project if mitigation isn't done correctly? If they don't have the legal process now for the code enforcement to clean up trash and debris from a house where are they going to get the legal backbone to stop a major project in process? Thank you very

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much.

CHAIR BERGER: Thank you, Mr. Jakeman. Douglas Hamilton please. John Steffen.

MR. STEFFEN: I should have a very great inferiority complex in trying to even ask a question about this. I did enjoy Mrs. Trautman=s question as separating the cross-country or whatever road and the building of the project, they are two separate, totally separate questions and they seem to be lumped together, and certainly added confusion to us all.

But the basic remaining point is that, number one, the City of Santa Clarita has the worst air pollution in United States right today.

The second point is that this project is going to add to the pollution, traffic, cars, ozone, you name it. And this is an inescapable fact. In fact, it should be unless these conditions can be met this project can=t even be considered.

We=re going to have people with cancer of the lung due to the pollution of the air, like the people who smoke cigarettes. The biological facts are this is a dangerous situation.

Oh, yes, but what is Newhall Land and Farming interested in? Selling land and houses and making money, though they cloak it in a -- saying that they=re doing a humanitarian act by providing living areas for people. This is a dangerous business. And what it=s going to do is impact on the health of

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our people. Thank you very much.

CHAIR BERGER: Thank you, Mr. Steffen. Karen Pearson.
Karen will be followed by John Gonzalez.

MS. PEARSON: Hi, I'm Karen Pearson. I live at 26617
Gavilan Drive. When you guys talk about the Awindow,@ when I go
out in my backyard and I look in a southerly direction the cut of
the hill is here and the back of Bouquet Center is here. If you,
when you took your tour, looked up at that Awindow@ and wondered
whose backyard is that that that all goes toward, it would be
mine. So I have concerns, obviously. And I, I have concerns
personally and then I have concerns as well generally. And I
won't be able to say enough in three minutes to go over the
intrusive visual pollution, noise pollution, aesthetic pollution
and air pollution that=s going on here.

So I'm going to kind of just segue into an experience I
had a number of years when we had a sustainability conference
here. And there was a representative from the American Lung
Association that came and spoke. And, and sometimes my memory
isn't good, sometimes it=s outstanding, and this is one of those
things I never forgot. And that is that she said that air
pollution and disease and, and of course when you=re talking
about unmitigatable impacts you=re talking about more disease. I
mean, let=s get clear that we=re talking more, more lung disease

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and we're talking about more cancer when you're talking about unmitigatable air pollution. So -- but what she said was that, that if air pollution went up like this and you were to take your disease, that for awhile it would run fairly parallel, the disease and air pollution. As air pollution went up disease would proportionately go up. But there would come a point with air pollution when disease spiked. There was no proportionality whatsoever. And, and that's a very dangerous point, so that's why we have air pollution standards because of the, the danger involved here.

So at any rate, she also said another outstanding thing, and that was she said we at the American Lung Association, if you give us the projection of your geography, prevailing wind conditions, what your roads are going to be and the proportion of trucks and cars to it we can tell you how much extra disease that road will cause and that traffic will cause that area and what the parameters are away from that. Obviously the -- just like noise the closer you get to the road the more disease goes up, and then it spreads down away from the road.

So I would think as a Planning Commission these would be pieces of information you'd be interested in, and I would like to recommend you call the American Lung Association. And if indeed they can do that, are they willing to deliver? I'd like to see those facts. So, so that would be my recommendation on

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that.

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The other thing I, I, I didn't hear, and I think maybe you want to thing about, is that hopefully this City will, will stop the C-MIX proposal. Hopefully this -- there will not be huge mining there, but right now I believe it's projected, and you can correct me if I'm wrong --

CHAIR BERGER: Ms. Pearson?

MS. PEARSON: -- to be one truck every two minutes.

CHAIR BERGER: You might conclude now.

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MS. PEARSON: I am concluding. That that proposal connects with Newhall Ranch rather conveniently, and I'd hate to see those one trucks every two minutes tootling along this road, and I don't think there's been any kind of consideration as to how much that might effect this road. And I thank you --

CHAIR BERGER: That's your time, Ms. Pearson, thank you.

MS. PEARSON: Thank you very much for listening.

CHAIR BERGER: You get you. John Gonzalez?

MR. GONZALEZ: Yeah. I, I submitted an envelope with a little petition from our street. And basically the people on the street do not want the ridge separating the project from Gavilan Drive to be dropped whatsoever, I mean not, not any. There -- nobody's okay with that. So you guys will see that.

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If I heard right did, did he say that, Mr. Adamick, that from our perspective that the, the hill=s going to look the same despite what they do on the other side, is that what I heard? Do you guys recall?

CHAIR BERGER: We=re not really here to answer questions, but if you just want to address --

MR. GONZALEZ: Yeah, yeah, okay. I, I just wanted, I just wanted to make sure that that was acknowledged by you, that, that you heard that as meaning what I felt that it, it meant.

I think the road, the Newhall cross-connector, whatever it is, that=s going to be the 126, that=s going to be truck traffic going right by our school, right by my house. We need all the buffers that we can have if that road goes through there in, in terms of protecting us from noise and pollution.

I, I see the road as being just an opportunity for Newhall Ranch to build their developments. I don=t see any need for the road. It=s going east and west. We need more things that go north and south, that=s where everybody goes. And, and like the man said, it ends up in the 14 which is already a problem. I, I see no point in it. Thank you very much.

CHAIR BERGER: Thank you, Mr. Gonzalez. Teresa Savaikie? I might have butchered that name but --

MS. SAVAIKIE: Yeah, you did.

CHAIR BERGER: Yeah, okay.

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MS. SAVAIKIE: Savaikie.

CHAIR BERGER: Say, say it again?

MS. SAVAIKIE: Savaikie.

CHAIR BERGER: Savaikie.

MS. SAVAIKIE: Correct.

CHAIR BERGER: Welcome Ms. Savaikie.

MS. SAVAIKIE: Thank you very much. Hi, good evening.

My name is Teresa Savaikie and I live in Santa Clarita. And I'm actually here tonight -- you know, ordinarily you hear me out here speaking about biology, but I happen to be a mother of two children, ages nine, seven and three, and I'm really, really concerned about air quality issues in Santa Clarita. This is a real serious issue.

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This road is going in next to Soledad Canyon Road which is another major road. We're going to be passing multiple schools, homes, park, places where our children are playing. And you know what was really interesting last year is -- my children play soccer, and I get there, you know, it's a hundred and five degrees. And I looked on the charts and it said, you know, your kids aren't supposed to be playing outside today. Nobody knew. The coach didn't know, the other parents did know, nobody knew. And here they were, you know, saying, you know, I'm concerned about the heat. And I'm like, God, do you know it's killing your

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children=s lungs?

I mean, this is important, and I think we really do need to do what Karen said and look to the, to the --

MS. PEARSON: American Lung Association.

MS. SAVAIE: -- thank you, the American Lung Association and have them review how this may impact the air quality and how it may impact the elderly and those with the asthma and the children of Santa Clarita, >cause certainly we don=t want to see cancer rates rise with our children.

I wanted to talk a little bit also about the park and Newhall Land=s Natural River Management Plan which Riverpark requires. They=re monitoring, the City=s monitoring has been horrific, it=s terrible. Since 2001 we have come to this City over and over again. We have met with the Sheriff=s Department.

We have contacted Fish and Game. We have contacted Fish and Wildlife. No one will address the issues. Impact Sciences can=t find dead fish. Impact Sciences were monitoring projects with dead Stickleback in it not so long ago and some, some guy who knows nothing, absolutely nothing about biology, finds a bunch of dead fish. Well, we finally had to get these Stickleback specialists to come out and tell us what they were. They were dead fish. Where were the monitors? Are you doing to expect us to trust them? These are the same people who concealed the

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presence of Arroyo Toads. And the City is responsible and, and,
and it took us to force them to tell you that there were
Spadefoot Toads on Riverpark. It=s, it=s, it=s really
frustrating. You=re expecting us to believe anything else in
this document when clearly these people have been relatively
dishonest.

And, and, and so point of fact is we can=t really trust
any of this information in the EIR because if you can catch them
lying in one issue certainly you=re going to catch them in
others.

The other thing is the monitoring. The City needs
help. You need parks, you need maybe some sort of ranger or
something to monitor that -- this river. It=s, it=s trashed with
children down in there, there=s graffiti, there=s drug dealing
going on there. You know, we=ve now got kids called, what are
the called, wash kids. And, and the off road vehicle use is
ramped. There are children down there with pellet guns. It=s
really not safe for the children, and it surely isn=t protecting
their resources. And we have done all that we can do. The
agencies say it=s your responsibility to protect the resources.

CHAIR BERGER: Thank you, Ms. Savaikie.

MS. SAVAIKIE: Thank you.

CHAIR BERGER: Cindy Wilson please.

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MS. WILSON: Good evening. My name is Cynthia Wilson and I used to live over there in Cordova Mobil Home Park. I sold my mobile home and I left in the -- about ten years ago because my asthma was such affected by the pollution already in the air here. It really surprises and amazes me that these people over here who are clearly connected back to the Orange County builders through Newhall Land and Farm, Tajon Ranch Corporation and all these other big name conglomerates which I can go on and on for, and I am very well knowledgeable about. I've done my homework.

I have a lot to say but a very short time to say it, so I'm going to get to the point.

You are all responsible as elected officials to uphold the people in this community, the ones who voted you in these seats. You have a responsibility to those people in the mobile home park that you want to put pillars in their yards or uproot them or their homes from this riverbed thing. I hope you're considering what happened in the 1990's with that earthquake that was so devastating where I worked feverishly with Joanne Darcy and the FEMA people to try to come up with a plan to help people out here on the Calgrove, the backside of Calgrove in that little mobile home park that was significantly impacted because those bridges fell and they couldn't get water. I was one of those individuals who helped the Conservation Corp due to the little rabbit trails back there get water back into those people and get

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the El Dorado townhouse -- or the shower houses back in there so the seniors who were crippled in wheelchairs could get some assistance. And it was only due to those efforts that they were able to get those assistances.

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You've got the riverbed here and it's clearly on a, a river, and with the earthquake situation it could pose a liquefaction if we get a significant earthquake which as been, you know, predicted for a number of years now. We're not ignorant to this. Ruth Newhall of the water company here, and several other State California Water Resources people state there is not enough water in this state whatsoever to possibly accommodate the population we have here now. Where are you going to get the water in the future for these guys? Good luck. It's going to be really expensive for the home owners to get it trucked in, you know, or the City. You think they're going to absorb the cost because of the taxes? That's a joke.

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You know, I moved out of here because the taxes were already accumulating, the mobile home parks were being picked on, and it just seemed like nobody cared. I got disgusted and I moved. I hope you guys are listening and paying attention >cause you got a lot of lies to consider here.

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CHAIR BERGER: Thank you very much, Ms. Wilson.

MS. WILSON: Thank you.

CHAIR BERGER: You're welcome. We have one last person

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in opposition but couldn't stay. I just wanted it to be noted that we had one that was in opposition and couldn't comment.

We do have one person here that is just going to make general comments, and that is Stacey --

MR. KELLEHER: Kelleher?

CHAIR BERGER: Yeah. That's you.

MR. KELLEHER: I'll try and keep it somewhat positive.

We talked a lot about noise level today, and I want to suggest something that's artistic, I think. In Pacifica near San Francisco, and also near the Freeway 405, near the Hollywood sign, instead of having ugly brick walls they used like a concrete that looks like rock and they color it. You know, if you did that so you don't have a washed look in the river as you do for the sound walls, it's a lot prettier for us than looking at those ugly fines to cover ugly brick, so that's one of my suggestions.

Another is that I wanted to make note that we have a hundred and eighty-eight apartments that have been okayed on McBean and Newhall Ranch Road, if you guys could write that down.

We have four hundred and ninety okayed by L.A. County that aren't built. So these are all not built. Then you have the nine percent of vacancy, >cause he gave a ninety-one percent, what do you call it, rented, so that would mean eight hundred and

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sixty-seven that are not rented.

So then if you take the river project you're talking about two thousand seven hundred and twenty-eight dwellings. Let's just estimate four people a dwelling, you've got ten thousand something people. That's a little university. So -- also, if you take nine thousand six hundred and forty current apartments plus six seventy-eight that are not built, you've got ten thousand five hundred and six apartments for Santa Clarita Valley. I think that's plenty personally.

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Now on the reduction, the twenty percent reduction, I have -- I'm not going to go into that today >cause I'd, I would get off on a lot of negatives. I'm going to try to stay positive tonight. I think that -- I've been giving this a lot of thought.

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When people don't come to solutions where everybody has something positive it's >cause of small minds and hardened hearts, that's what I feel. So let's start brainstorming.

I feel that land is more valuable then acting like it's so un-valuable that we have to go high density. One, it's, it's, it's location, location, location. It's near Bridgeport, near the hub, near all the walking, near the trails. You've got the privacy factor. Now you wouldn't even think you could build

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homes. It has the privacy factors which the rich and famous love. I think if you added features like homeowners that had a fantastic homeowner that would draw you could four lots for one home and you can't thirteen million, or nine million a home instead of your three million for those lots, but doing like a homeowners that might have -- okay, I'm going to suggest something that might raise a few eyebrows. But I came with this idea and a friend said Heathrow, Florida's already done it. I don't know, I haven't been there. But if you had like a little helicopter pad, way off where it's not going to create a lot of noise, then you've got -- as a homeowners you get control over that. You've got these people traveling off our freeways on the helicopter pad to go dine here and go sail here. And then you've got them -- you have them going to their jets and things like that. And we are the most north southern area of Central California, it's -- you know what I mean? I mean, if you don't look at Santa Cruz and those things, I mean our area.

So -- and so we have a location that means rich people have more than one home because they don't like to be in the public eye. They go between their own homes for their privacy. Why don't we market this for the real rich, have very few homes and make them more money. I mean, it's logical.

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Anyway, that=s what I have to say.

CHAIR BERGER: Stacey, thank you very much. I appreciate your enthusiasm. Mr. Adamick?

MR. ADAMICK: Thank you, Chair Berger and Members of the Commission. I=ll go ahead and respond to some of the questions that were raised.

I think it was Mr. Jakeman that, that raised the question in regards to the four hundred and forty acres of open space. Three hundred and thirty of that of course is the, is the, the river corridor. Newhall Land does own that. The City does own river property, it was associated with the North Valencia I development, which is the Bridgeport development directly west of the Riverpark site. So if you look at -- maybe a good example is if you look at the aerial that=s behind the Commission over here, Bouquet Canyon Road, this part of the river is under City ownership. This part of the river that=s associated with Riverpark, it=s under Newhall Land ownership.

As far as public access to that, the proposal includes dedication of the river corridor to the City of Santa Clarita, so that is our proposal. If the project is approved that property would be dedicated to the City, along with a trail.

As far as traffic, there was a comment made in regards to the Cross-Valley Connector plan, and not going through Valencia. The Cross-Valley Connector extends from Valencia to

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Canyon Country. Newhall Ranch Road west would extend to Interstate 5.

I think as far as the pile driving associated with the bridge, that is what's proposed and what is analyzed in the, in the DEIR that has been prepared at the direction of the City.

Concerning the grading issue, the grading is not changed. It's always been five point five million yards of cut and fill, plus three point six million yards of remedial grading.

It think Mr. Jakeman came up with eleven million yards at one of the earlier meetings as one of his comments. It -- that, that was just inaccurate, and the grading is the same as it was proposed to be.

As far as air quality and the, the issues that were raised concerning air quality, I think the EIR is extremely comprehensive in analyzing the impacts associated with the Riverpark project. My understanding of air quality, though limited, is that a great deal of the air pollution that occurs in the Santa Clarita Valley does not come from the Santa Clarita Valley, it comes from the L.A. Region. The entire L.A. Region is a non-attainment basin so, you know, certainly as growth doesn't occur in Santa Clarita Valley and it occurs somewhere in, in the San Fernando Valley or the San Gabriel Valley the air quality is going to have an impact on the L.A. Basin.

I think, addressing some of the other comments, as far as the, the ridge line the hope is is that when the visual

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simulation is completed and the plan is revised to reflect our change there we can put that, that issue to rest. I know there's some confusion there and I think, you know, we can clear that up as we move forward on those plans.

In regards to, to some of the statements made by Ms. Savaikie concerning the Natural River Management Plan, the Riverpark project, and the EIR talks in great detail about this, the Riverpark project is, is contained within a portion of the NRMP, or Natural River Management Plan. The NRMP was a plan that was approved by the Army Corp as well as Fish and Game for improvements along the Santa Clara River, such as bank stabilization at bridge crossings and utility crossings and storm drain, drain outlets.

We, we sought the NRMP at the advice of the Army Corp who wanted to do a master plan of programming of these improvements along the Santa Clara River. The Riverpark project, the improvements with the Riverpark project that would be associated with the approved NRMP would be the bank stabilization, the Newhall Ranch Road/Golden Valley Road Bridge, the storm drain outlets, to name a few. But those are the improvements that have already been permitted by those agencies under the NRMP that are being proposed along with the Riverpark project. And there is a, a great summary of that in the, the Bioda section. And I think in our, our -- at the next meeting staff and its people will walk through that in, in detail.

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As far as apartment demand, we provided an apartment demand study at the last Commission meeting. I wish it was as simple as, as was kind of indicated up here. You know, apartment demand is, is, is based upon, you know, family or household creations and job growth in a region. And the findings of that apartment demand study indicated that when these units come on line occupancy rates will not be at ninety-one percent but will be closer to ninety-eight percent, and the optimum is about ninety-five percent. Clearly there is a need for multi-family housing in this valley. This property already has multi-family zoning on it.

I think finally as far as the project density goes this project is actually less than two units per acre. I think that compares well with surrounding development and is far less than surrounding development. So I think as far as project density goes you're looking at eleven hundred and eighty-three units on almost seven hundred acres.

That really concludes my comments and I think I, I dealt with most of the issues. Thank you.

CHAIR BERGER: Thank you, Mr. Adamick. Hold on one quick second and let's see if we have any questions from our Commission. Gentleman and -- yeah, Dennis?

COMMISSIONER OSTROM: There's, there's just one question I had with regard to the apartment product, and that was in, in the long term I have heard that apartments are more

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susceptible to deterioration because you don't have like the dwellers ownership, and that the City is exposed to having, you know, a degradation you might say of the, of the, well, the ambiance or whatever you might want to call it, of that particular product as opposed to like having condominiums and having a product that has ownership. Now what, what -- why do we go to apartments versus ownership based type product?

MR. ADAMICK: I -- you know, I think in the case of Riverpark it=s, it=s, it=s to meet a demand that is out there. And clearly as housing prices escalate there=s a demand from a lot of folks out there that can=t necessarily afford housing prices that can afford apartments. And what we see in a lot of our Valencia apartment projects is a lot of transitional use. These are people that actually move out to the Santa Clarita Valley, or have moved from one house and are waiting for another one to be completed or, you know, waiting for something else to close and they=ll live in an apartment complex for six months. Our apartment rents, and this is in that apartment demand study, are actually a lot higher than, than, than elsewhere in the valley. And I think a lot of that goes back the quality that we require in our apartment projects. And you know, it amazes me to this day that, that the Prado Apartments in Town Center, they, they have units there that, that rent for more than three thousand dollars a month. That=s twice as much as my mortgage.

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And you know, I, I=ve got to, I=ve got to thing, you know, at least when going back to our Harborwoods project, which was in Bridgeport, I, I think where people get the perception of crime and apartments is probably due to the number of people in the area. With apartments you have higher density, you have more people there. You know, in single-family you have lower densities, you have less people there. You know, crime I guess is per capita. The more people you have there it=s going to go up respective of that. The lesser density it isn=t. So I don=t necessarily think in the Valencia area you have problems with apartments.

COMMISSIONER OSTROM: Now, one quick -- could you comment on the -- just take a look at our City as Santa Clarita and the population and just the makeup of it and you look at that in terms of the percentages of different types of housing product, are we on par or are we deficient of apartments? In other words, where -- is, is that a fair way to compare where we are with respect to other -- like, like Santa Barbara or, or other places that we wish to emulate?

MR. ADAMICK: I, I, I think, I think clearly as you, as you urbanize anywhere you probably see some higher density, and I think that=s encouraged in a lot of cases. You see that around the Town Center as, as an area matures. So I think where, where Santa Clarita sits, you know, just shooting from the hip here I

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would, I would still think it=s primarily a suburban community. So your number of single-family as compared to apartments is, is probably a little bit higher, you know. But as the community matures a little bit more certainly you get some higher density in your core areas, this being one of those core areas. It=s in the Valley Center Concept and that=s where you see your higher density occur.

COMMISSIONER OSTROM: I was more, more trying to -- you know, one, one thing I=m, I=m, I=m -- Commissioner Trautman said something about beautifying a bridge and my head went, well, you know, beautiful bridge. The idea though is, is that, you know, I would suggest you get pictures of bridges that you think are pretty then show it to him. And, and, and we have some -- I have some ideas in my mind as to what nice cities are. And if, if we were to like list down some cities about this size would there be a formula for like how many apartments, how many condos and the, and, and the suburban, or is that such a -- an open --

MR. ADAMICK: I, I, I don=t know, it probably just depends upon the city. You know, if you go closer to L.A. you probably have more multi-family, I just don=t know.

MR. KELLEHER: Think of a city like Santa Barbara.

COMMISSIONER OSTROM: Yeah, it=s probably not quantifiable.

MR. ADAMICK: Yeah.

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COMMISSIONER OSTROM: Okay. Thank you.

MR. ADAMICK: I think you could probably compare the Santa Clarita area to similar cities, that=s probably the best you could do.

COMMISSIONER OSTROM: Yeah, that=s what I was saying.

MR. ADAMICK: Irvine=s or something. I, I, I don=t have that data but --

COMMISSIONER OSTROM: Yeah, okay.

CHAIR BERGER: Thank you, Dennis. Diane?

VICE CHAIR TRAUTMAN: Yes. I=d like to know, because I know we have a lack of housing that many people can afford, first time homeowners and that sort of thing, and even apartments that are affordable to our children who are growing up and moving up, hopefully soon, so we need more of a mix price-wise, affordable homes, first time homes, affordable apartments. And we know as a City we need to move in that direction. What exactly are we looking at in this project as far as a mix of housing product that, that spans economic levels? Because when I look at employment levels in here and about, let me see, I think I -- I think it was about a quarter or a third of the people who I guess are employed in the valley in various uses, retail, commercial, industrial and so on, only a fraction of those, a third or a quarter are working in industries where they could possibly afford the price of a home here or the rent of an apartment. The

others are working retail and service oriented jobs which means that they can't afford to live here, and we've got all of that traffic coming in.

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And if we want to do something about air quality generated by traffic which is where the worst air quality is coming from, and if we want to do something about cutting down on road trips we need to be able to get that mix of affordable living quarters here. Where does this stand where that's concerned?

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MR. ADAMICK: I, I, you know, I think the -- it's, it's twofold on the Riverpark site. What we have tried to do with the single-family neighborhoods is, is segment those, which would be reflected in price based upon lot size. We, we in, let's set Area A1 starting west, are asking to go down to a forty-five hundred square foot minimum lot size, and as we go east across the project site we increase that up to anywhere from six to eight thousand square feet. So that, that's one avenue which, which, you know, provides different types of housing types, different types of square footages for, for homes on the property.

The second element is the, the apartment element. That, that provides an opportunity for folks who necessarily can not afford a single-family home at that moment to have housing. And you know, that, that is another affordable option. And

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again, your, your apartment projects are segmented as well based upon location, based upon, you know, percentages as far as one bedroom, studios, two bedrooms, three bedrooms. And those are the types of things that, you know, we're doing with this project to, to kind of cross all levels, you can say that.

VICE CHAIR TRAUTMAN: So are those, let's say the apartments, are those going to be comparable rates to Prado and those other --

MR. ADAMICK: I -- you know, to looking at today's rates are they Prado rates? No, they're, they're not nearly that, that desirable I guess as far as location. Prado is smack dab in the middle of Town Center. It has amenities that are within walking distance that are different than this. The rates at this, this apartment project if this were on the market today are probably much more similar to, to some of the other apartment projects you see in Valencia in the North Park area. In Valencia across from Grannery Square, you know, those locations. I think Prado is, is very unique to this marketplace.

VICE CHAIR TRAUTMAN: All right. Thank you.

CHAIR BERGER: Glenn, I had a question for you. You use the word Ahope@ with the ridge line. If next, next week, and I know that you guys are working on that, I think that would really help a lot of us if we get that finalized without Ahope@ and, you know, that word.

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MR. ADAMICK: I=m, I=m not hoping. I said I was going to do. It=s just I want to -- bottom line is I don=t know if it will be done next week.

CHAIR BERGER: That=s okay.

MR. ADAMICK: I think the, the game plan is by May 18th we have a new visual sim that we can show you guys that shows it on paper that it=s not occurring there, so --

CHAIR BERGER: I=d love to see that.

MR. ADAMICK: Okay.

CHAIR BERGER: Thank you, Glenn. Any other questions for Mr. Adamick? Good job tonight. Thanks, Glenn.

Okay. Discussion amongst the Commissioners? You know what I -- if I, if I could start here, what would be nice to do is, is, is I, I know that Ms. Tebo ran out of ink during the first hour and a half with the questions we have, but I think that=s so important for us to get these to them during these meetings. I, I wasn=t at the first meeting and I, and I regret that I, I didn=t write down all, all my questions, and I=m, I=m asking all my colleagues here if you will be sure to -- we, we had a huge meeting the last meeting on major topics that might not come again before us unless we bring it up here and make sure that it=s an issue that they will return to us. And I know that Jeff has said on May 18th we will have every,

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everything, all the questions to him. You want them to you by the 18th, is that correct?

MR. HOGAN: Correct.

CHAIR BERGER: Okay.

MR. HOGAN: We=d like it -- yeah, >cause then June 15th, it would give us a month, well, less than a month, but it would give us some time to respond to those.

CHAIR BERGER: Good. So I think the question we had tonight were very, very relevant and beneficial for all of us. So now I=ll just open it up. Commissioners, anything else you want to bring to the staff?

COMMISSIONER OSTROM: Yeah, I wanted to follow on the Commissioner Trautman=s -- she, she brought up the affordable housing. And you know, we have a, a development here that has a, a large high density component. And, and you know, we=ve had the workshops and there has to be -- as it turns out it looks like if you just put the sticks up and furnish it and everything it becomes unaffordable automatically. You need some augmentation of the financing, that=s really what it boils down to. It=s not that you can go to the developer and say, hey look, I want you to give me, you know, a dollars worth of product and you make, you know, seventy cents or, you know, however, you=re, you=re the money man. But it, it, it doesn=t work unless you have an influx

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of money. That=s what I got from our workshop.

And so -- well, first, let me make sure that I understand that, and I=d, I=d like -- if anybody doesn=t understand it that way I=d like to here, here that right now before we go on in, in this discussion. Does everybody understand it that way?

VICE CHAIR TRAUTMAN: Yes.

COMMISSIONER OSTROM: Okay.

VICE CHAIR TRAUTMAN: That, that there has to be an infusion, yes.

COMMISSIONER OSTROM: Right.

VICE CHAIR TRAUTMAN: Yes. But --

COMMISSIONER OSTROM: Okay. If, if that=s the case then maybe a, a way to go about it would be to see if there are some grants out there and that we could mark some of these apartment as low income housing on -- you know, in, in a sense that they would go as far as the developer goes for, for market rate but the people can buy into it in a subsidized way. And this would be maybe a, a time to, to experiment. It would be maybe transparent to the developer, but the City on its part maybe could get a grant for say twenty-five houses, and these become low income houses. And we can give some -- a, a test of this concept. I mean, that was -- that=s how you get low income housing in Southern California in the City of Santa Clarita.

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CHAIR BERGER: That=s what we learned in our workshop.

COMMISSIONER OSTROM: Yeah.

CHAIR BERGER: Yeah.

COMMISSIONER OSTROM: This is the time.

CHAIR BERGER: Diane?

VICE CHAIR TRAUTMAN: Okay. Well, I, I want to agree that I think we do need to go back and revisit topics, and I hope that we can do that throughout. Even though we=ve asked questions now I know others will arise as I look through other segments of the EIR and I look at that backup documentation and the appendices. But I was under the impression that we had a slightly different procedure and that we were collecting information and then having an opportunity to get into those more detailed conversations where we can ask those questions and look in the book and check things prior to this.

So I think that it is important to continue the discussion and bring those questions back. And, and even though they=re submitted in writing, when we have answers in June there may be other questions that still arise. But I think it=s important to have those detailed conversations, and I do want to revisit those because there are things that I=m discovering as I cross through other sections here that relate back to those issues as well.

CHAIR BERGER: Thank you.

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MR. FOLLSTAD: Chair Berger, I just want to emphasize that May 18th isn't a drop dead date of anything like that. It's -- we'll be, we'll be done with our -- with the EIR presentations and we'll be getting into the, to the, the nitty gritty of the situation. There will be questions that come up out, out of the answers that we give you. So we, we know that that's not a drop dead date. We just want to, as many, many questions arise we just, we want to get them as quickly as possible so we can start answering them.

CHAIR BERGER: Thanks, Fred.

VICE CHAIR TRAUTMAN: All right.

CHAIR BERGER: Rick?

COMMISSIONER WINSMAN: I, I just took -- I agree with the process. Pardon me, I'm losing my voice here tonight which some of you may find appropriate. This is an information gathering time I think for all of us. This is the first opportunity that, that we're having to take sections of the EIR piece by piece and take a look at them, have a detailed explanation of what they are in our perusal of the staff report and the EIR and then hearing the presentation that's raising questions which then we're able to ask and, and, and get answers to.

But I agree with, with Commissioner Trautman that we

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need an opportunity then to take everything that we've learned about this project and then start to get down to the nitty gritty, down to the, to the brass tacks.

So at this point I think, I think we're all on information input. We're hearing what the public has to say. We're hearing what the people who put the EIR together have to say. We're hearing what our staff has to say. And we're hearing what each other has to say. And I think that that's ultimately and, and accumulatively going to end up to a, a pretty good understanding of, of this project, where it's going, what it will do, and perhaps some ideas and suggestions as to changes, additions, subtractions that, that may be made.

CHAIR BERGER: Well put. Tim?

COMMISSIONER BURKHART: I, I just really agree with what everyone said. I -- you know, this is going to be a long process. And you know, I think Fred hit the nail on the head. There will -- the answers that we get are probably going to stimulate more questions than we initially ask. And every night that literally every night, as I go through these books and, and go through this thing I'm getting a sense of what this is and what my concerns are. And I, I still don't even know that I can even articulate what all my concerns are at this point until we get through the entire presentation and then start hashing it

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around amongst ourselves as we typically do at, at the end of the presentation.

CHAIR BERGER: Great. Dennis, anything you want?

COMMISSIONER OSTROM: Well, I, I guess my only comment is is that I really appreciate the quality of the presentations that we have and then, and then the issues that are brought up on the part of the public, that they spend the time to come out here and voice their concerns. And it really is what makes this whole process work. Just everybody keep it up.

CHAIR BERGER: Yeah. Okay. If it=s okay with everybody I=ll close the public hearing for now. And, and I guess what we=ll do then is if staff recommends that we continue the public hearing to May 4th?

MR. FOLLSTAD: No, that would be May 13th. It=s Thursday, May 13th. It would be a, it would be a special meeting, it will be two weeks from tonight.

CHAIR BERGER: May 13th then the meeting will be. Okay.

VICE CHAIR TRAUTMAN: All right.

CHAIR BERGER: Does someone want to make a motion on that?

COMMISSIONER BURKHART: So moved.

COMMISSIONER WINSMAN: Moved.

CHAIR BERGER: All in favor please say aye.

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ALL COMMISSIONERS: Aye.

CHAIR BERGER: Unanimous.

AGENDA ITEM NO. 1 CONCLUDED AT 10:10 A.M.

* * * * *

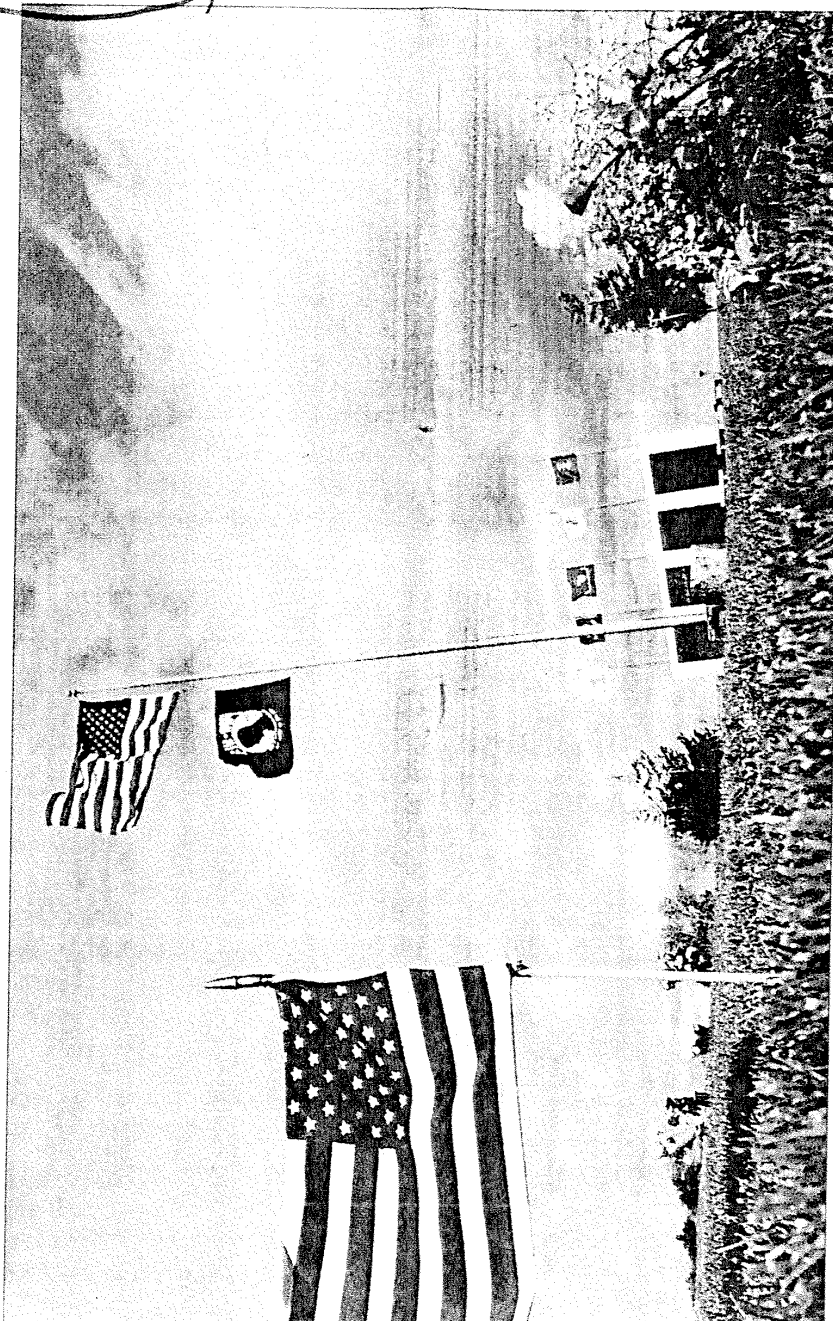
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Attachment to April 29, 2004 Transcript

P. "Buck" Concrete/Cemex Mine to "historic al." McKeon said. "I will continue to traffic concerns that deeply trouble out See **MINE** Page 2

TIME TO REMEMBER



David R. Crane/San Photographer
nd Tuesday at the veterans memorial in Eternal Valley Memorial Park at Santa Clarita. Communities throughout the nation honored their
g and dead. See Main News.

Asthma tied to diesel pollution

By Nicholas Grudjin
San Diego

SANTA CLARITA — A new UCLA study on asthma indicates that diesel pollution could cause the respiratory disease, adding to Santa Clarita Valley residents' concerns that the region's poor air quality is a serious health hazard.

The report, which shows that diesel emissions cause asthma attacks in mice, comes as local residents struggle to cope with the nation's worst ozone pollution, another noted cause of asthma.

"Particulate matter (such as diesel) is being touted as one possible cause that contributes to asthma," said Dr. Andre Nel, a professor of medicine in the division of clinical immunology at the University of California, Los Angeles.

"Previously, we thought that air pollution alone was not enough to incite acute asthma attacks ... however, this new experimental study shows we

See **ASTHMA** / Page 2

chers get ominations

Sarah
Schulman,
17, battles
a stiff

HOOFIN' IT TO FIGHT HUNGER



he led them to Polly's body.

It was a heartbreaking end to the case. But some of the volunteers decided to keep working, forming the Polly Klaas Foundation to help other missing children.

On Wednesday, the foundation announced it was donating \$40,000 to

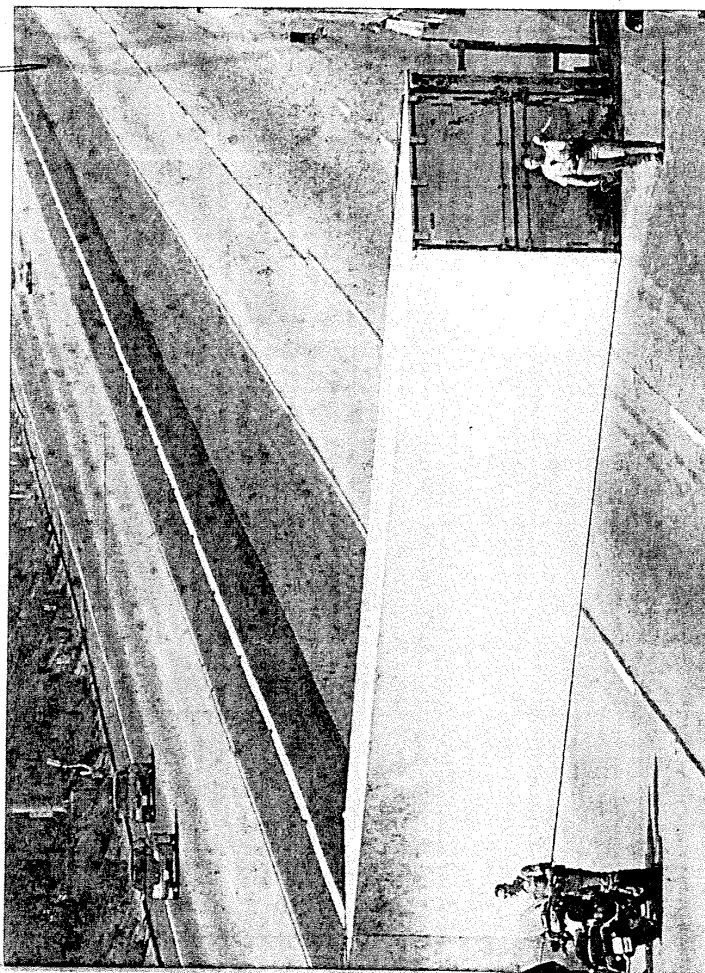
offer the program at schools and other child-centered agencies.

Marc Klaas, who is not involved with the Polly Klaas Foundation and has his own nonprofit, the KlaasKids Foundation, announced Wednesday that he is opening a new center in Florida that will help coordinate searches for missing

with Polly. Klaas said his last goodbye to Polly on one of those phone calls, though he didn't know it then.

One thing he's grateful for "is that I always ended every conversation by telling her that I loved her. So that the last thing I ever said to her was that I loved her."

IG-RIG BLOCKAGE



The driver of a big-rig on the westbound Foothill Freeway said a car stopped in front of him, forcing him to swerve up the embankment, which caused his truck and trailer to overturn.

Pollution, cancer link to be studied

By Kerry Cavanaugh
Staff Writer

Cedars-Sinai Medical Center will begin investigating a possible link between air pollution and brain cancer with \$560,000 allocated by local air regulators, officials announced Wednesday.

Previous studies have shown air pollution can trigger lung cancer and that rates of brain cancer are higher in polluted, metropolitan areas.

New studies show that ultra-fine particles in air pollution can cause brain cancer in laboratory animals, and researchers want to see whether the same thing happens in humans.

"I believe that the work we are initiating today will provide answers to important questions about brain cancer risk factors facing our children and future generations," said Keith L. Black, director of the center's Maxine Dunitz Neurosurgical Institute.

He'll begin by looking at lab animals and testing which inhaled toxins get into the blood and cross into the brain and which toxins trigger the molec-



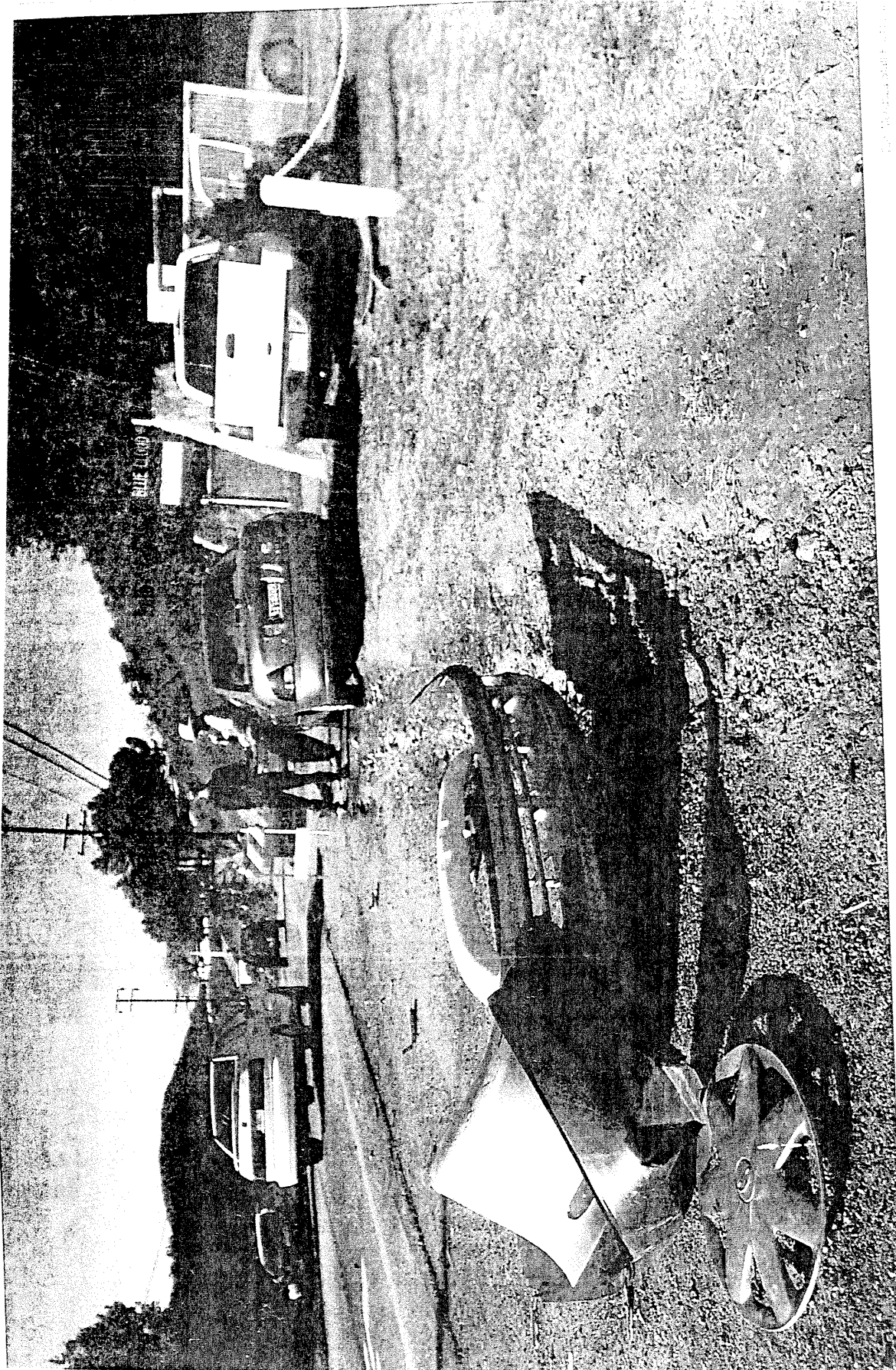


Figure 1: A zoom by the scene of a five-car crash at Bouquet Canyon and Blue Cloud roads on Thursday morning in Saugus as those involved exchange information.

aves in ski masks Road Start program draws debate



59 00001 1

SANTA CLARITA

SUNDAY

rita.dailynews.com

OCTOBER 5, 2003

WEATHER
Cloudy early
Highs: 78-83
Lows: 54-59
Air quality:
Moderate
For details, see back of Viewpoint

ONE DOLLAR DESIGNATED AREAS HIGHER

traffic deaths on rise e to wear seat belts seen as cause of spike in road fatalities

jumped, and CHP Lt. Mark Odle of the Newhall station is not pleased. The mileage death rate is the average of fatal crashes per 100 million miles driven.

“There’s an absolute correlation between seat-belt compliance and the MDR,” he said Friday, just days after his station launched special patrols for seat-belt violators. “It’s all right

there in the numbers. During the years when seat belt compliance is lower, (crash-related) deaths go up.”

California saw record-low mileage death rates in 1998 and 1999, with 1.19 deaths per 100 million miles of vehicle travel. But that number inched up to 1.22 in 2000 and now stands at an estimated 1.26, said CHP Officer

Wendy Moore.

Odle said his officers began special seat-belt patrols Wednesday, with an eye toward saving lives.

“We’re more proactive with enforcing seat-belt compliance,” Odle said. “We take the same resources and step up this particular issue we need to address. I’ve seen so many deaths where it

was painfully and sadly apparent that people weren’t wearing their seat belts.”

According to the data released by the CHP, 3,730 people were killed in 3,331 fatal collisions in California in 2000. More lives were lost on Los Angeles County roads that year than any other county in the state, as 749 people were killed in 694 crashes.

Odle said the Newhall station has recorded a 40 percent increase in traffic crashes on the Golden State Freeway between Lyons Avenue and SR 126 in the first half of 2003, compared with the same period last year.

“In part, it’s because there’s been such a high volume of

See **FATALS** / Page 9

THE GOOD BOOK



David R. Crane Staff Photographer

English teacher at Canyon High School, holds up a depiction of the Tower of Babel during his Bible as

chool class teaches Bible as work of literature

ENTRY — After screen-student re-enactment of biblical expulsion from n, Canyon High English-ich asked the members n their Holy Bible and Babel passages.

“look at it carefully,” s “Bible as Literature.”

“We’re going to find netty.”

While the Moorpark Unified School District canceled a high school Bible history class about two weeks ago — it may have violated rules on the separation of church and state in public education — the William S. Hart Union High School District has offered classes studying the Scriptures as literature for more than 30 years to little controversy.

For educators, it’s a matter of approach. State guidelines allow public schools to teach about religion, but they cannot advocate a particular religion, said Tom Adams, curriculum framework

director at the California Department of Education.

“It would have to be clear that it isn’t religious or intended to promote a religion,” he said. “The state constitution and the Education Code are pretty clear about those.”

Moorpark district officials have said the scrubbed high school Bible history class — proposed by a math teacher who is also an ordained minister — also failed to undergo public review and lacked school

See **SCHOOL** / Page 6

Citizens panel offers input on Canyon Country

By Carol Rock
Staff Writer

CANYON COUNTRY — Sometimes it’s good for a city to have eyes and ears in the community, and local activists are often more than happy to provide them.

The Canyon Country Advisory Committee — started by the city but carried on by its members — provides an opportunity for residents to talk about issues that are important and serves as a direct liaison to the city for their concerns.

Membership is open to anyone who wants to attend. The group meets the last Thursday of each month and many participants also attend meetings of the Santa Clarita City Council and the planning and parks commission.

According to Berta Gonzalez-Harper, the group’s vice chairwoman, there were several hot topics on the table at a recent meeting, including traffic, recreation, beautification and business.

It was hard for her to single out a concern that topped the list, but the planned “flyover,” or Golden Valley Road cross valley connector, was something the committee united to oppose, even though it is a project moving forward. The road is designed to provide a new access to the Antelope Valley Freeway and bridge over Soledad Canyon Road and the nearby railroad track to ease congestion.

“I went to all the public meetings on that road,” Gonzalez-Harper said. “I never heard a single person from Canyon Country who said they wanted it

“I went to all the public meetings on that road. I never heard a single person from Canyon Country who said they wanted it, but nevertheless the city will proceed. It doesn’t ease where Canyon Country people need to go.”

— Berta Gonzalez-Harper
Canyon Country
Advisory Committee

but nevertheless the city will proceed. It doesn’t ease where Canyon Country people need to go.

Instead, she said, it creates a patch for Antelope Valley commuters to cut across Santa Clarita en route to jobs in the Valencia industrial parks.

“We all feel helpless,” she said. The flyover is the best solution to moving traffic, said Dave Peterson, management analyst for the city’s Field Services Department and liaison for the committee.

“I understand how there can be elements of community frustration with any major public works project,” Peterson said. “But the

See **CANYON** / Page 6

MONSTER TALENT

dragon all in a day’s work for volunteer

INSIDE

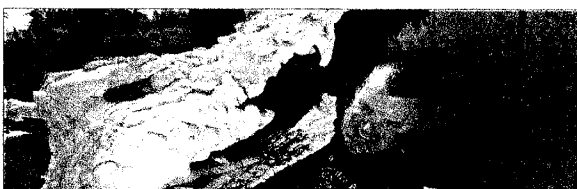
► Santa Clarita Repertory Theatre gets some help.

Page 10

nd with tools
-caper and
Burghout
on Theatre

touches on the beast. “I used an old motocross chest protector (for the harness). I just hope I can squeeze into it.”

Smaug — pronounced smog — as the dragon is called, consists of chicken wire, PVC pipe, papier-



Loren Burghout shows the working dragon he created for “The Hobbit,” a production at the Canyon Theatre Guild. He started volunteering at the guild a decade ago. He says he knew

the
Valley
ue Rockefeller, Valencia



Daily News

SANTA CLARITA

SUNDAY

WEATHER

Cloudy early
Highs: 72-78
Lows: 52-58
Back of
Viewpoint

rita.dailynews.com

JUNE 8, 2003

ONE DOLLAR DESIGNATED AREAS HIGHER

STANDOFF ENDS



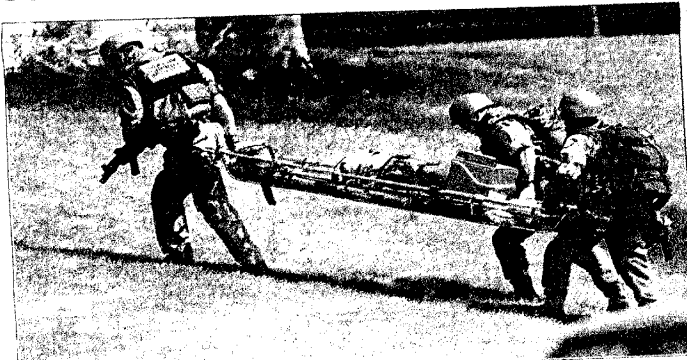
the sheriff's special tactics team patrol an apartment complex where a man was suspected of firing a gun.

John Lazar Staff Photographer

Special team arrests 73-year-old

isin

N COUNTRY — nearly three-hour 73-year-old man at his apartment Saturday after he fired a shot at a domestic authorities said. Kowalski was booked at Clarita sheriff's 5 p.m. on suspicion with a deadly weapon. Deputies responded 100 block of Highway 12:30 p.m. after the reported the gunfire, could not make contact the suspect. Negotiation team and vice Enforcement — the Los Angeles sheriff's Department's tactics team, were then suspect had a verbal fight his roommate and then locked her out of so," said Brian Lend-sheriff's spokesman. nt to a neighbor to help ock in and that's when spect fired at the it."



Sheriff's officers use a litter to carry equipment at a Canyon Country apartment complex, where a shooting suspect was refusing to come out of his apartment.

The roommate, who authorities said is in her 20s or 30s, asked the neighbor for help getting back in her apartment. The neighbor got a ladder and crawled through a second-story window, deputies said. When the neighbor crawled through the window and made his way to the stairs, he was

confronted by the suspect. According to deputies, the neighbor told the suspect he was just trying to help a woman who had locked herself out. When the victim saw the gun, he ran out the front door and heard one shot fired. Kowalski, whom authorities later reached on the phone,

initially refused to come out of his residence, but just after 4 p.m. authorities convinced him to talk to officers on the ground from his second-floor balcony.

"When the deputies on the ground got him to come out on

See SHOOTING / Page 10

Denser I-5 traffic expected

44,000 new homes coming

By Nicholas Grudin
Staff Writer

Already saturated with truckers and commuters from Santa Clarita to Los Angeles, the Golden State Freeway will be saddled in coming years with thousands more vehicles as massive residential developments sprout up along the interstate. Construction could begin as soon as 2006 on the recently approved 21,000-home Newhall Ranch subdivision, and a 23,000-home Tejon Ranch project about 40 miles north is expected by 2007.

Between the two tract towns whose plans include shopping centers, industrial parks, schools and libraries — and several smaller subdivisions, there will be an influx of more than 200,000 people in the region. And that's just the beginning, according to analysts who predict that the population in the Santa Clarita Valley region could more than triple in size by 2030, with Interstate 5 as its primary connection to the Los Angeles job base.

"We believe that I-5 is a See HOMES / Page 2

choke point and could turn into a complete bottleneck," said Bob Haueter, senior deputy to Supervisor Michael D. Antonovich.

The two factors that will affect how the I-5 handles this unprecedented growth are the developers' ability to create local jobs and the proposed expansion of the freeway at a time when California is slashing transportation dollars.

Arising as the biggest question for Los Angeles County traffic analysts, developers and public officials is whether the Santa Clarita region and its newest, and biggest, development will be able to provide enough quality local employment to keep residents off the freeways.

"That's one of the principles behind the project — we're looking at the numeric balance between jobs and housing. We've set a goal to have 1.35 jobs per household," said Greg Medeiros, vice president of the Centennial Founders, a coalition of developers who are working on the Tejon Ranch project.

One twin ready for care at home

By Amanda Riddle
Associated Press

LOS ANGELES — One of the Guatemalan twins born joined at the head and separated last summer was doing well and was ready to be released from a hospital Saturday after a 16-day stay, officials said.

Maria de Jesus Queji Alvarez will be taken to the Los Angeles area home of a couple who

volunteer with Healing the Children, the nonprofit group responsible for bringing the 2-month-old sisters to the United States, said co-founder Cr Embleton of Santa Clarita.

"She's coming right along Embleton said of Maria de Jesus. "She's catching up."

The child will be cared for at home while her sister continues

See TWINS / Page 4

roadside memorials are repositories of hope, anguish

rock

CLARITA — They've

Families erect crosses, build gardens to loved ones taken away by tragedy

and run, April 17, 1988." Card, who was 23 at the time of his death, was walking eastbound on Soledad when a car came from behind and hit him. The driver



SETS NEW
RECORD
NEWS

DOUGH OF LIVING
2004
CAMPAIGN
NEWS

EXPANDED NEWS & SPORTS COVERAGE

Daily News

Published in the
Santa Clarita Valley
at 24800 Avenue Rockefeller, Valencia



SANTA CLARITA

EDITION

WEATHER
Partly cloudy
Highs: 78-85
Lows: 50-55
Back of
Business

Online: santaclearita.dailynews.com

SATURDAY, MAY 17, 2003

DESIGNATED AREAS HIGHER 50C

Population may triple

Growth predicted for 2030 concerns local officials, spurs planning

By Nicholas Grudin
Staff Writer

SANTA CLARITA — Regional analysts are predicting that the population in the sprawling Santa Clarita and Antelope valleys could triple to 1.75 million by 2030.

Local and county officials doubtful of the region's ability to handle such a

dramatic boom, will meet Wednesday with analysts from the Southern California Association of Governments to discuss the projections.

As part of a new method of population forecasting, called Growth Visioning, SCAG has prepared a range of scenarios — predicting between 115 percent and 240 percent growth in northern Los Angeles County — that depend on

potential improvements to transportation infrastructure, from airport expansion to freeway construction.

"We need to accept the reality of the growth that this region is going to incur," said Jeff Lustgarten, a spokesman for SCAG. "We can clearly see that north L.A. County and the Inland Empire are the two areas in Southern California expected to see the highest amount of

growth."

SCAG, a regional association of officials from six Southern California counties, is conducting a \$1.3 million Southern California Compass study that ultimately will provide a road map for development and be supported through incentives that could become state law.

Northern Los Angeles County will account for a large portion of that growth.

According to March trend projections, Southern California's population —

GRADUATION GLORY



Hart raising student bus fares 5 percent

By Eugene Tong
Staff Writer

"We're trying to hold the status quo while trying to reduce the

SANTA CLARITA — Student fares will increase by 5 percent, and school bus routes will be eliminated to the Sand Canyon area and Canyon High School to

**COULD
DODGERS BE
WILD CARD?
SPORTS MONDAY**



**WEEK THREE
OF NFL
COVERAGE
SPORTS MONDAY**

Daily News

Published in the
Santa Clarita Valley
at 24800 Avenue Rockefeller, Valencia

SANTA CLARITA



EDITION *

WEATHER
Sunny
Highs: 97-105
Lows: 57-66
Air quality:
Unhealthy
For details, see back of Monitor & Careers

Online: santaclearita.dailynews.com

Air dirty in 'clean' suburb

By Nicholas Grudin
Staff Writer

SANTA CLARITA — There are regions of California where you can stand surrounded by miles of wilderness and yet feel the burn of smog in your lungs. The countryside around Santa Clarita is such a place.

As the summer officially ends today and the air-pollution season winds down, Santa Clarita has once again talked more smoggy days than almost any other city in the United States — 32 days through

Friday when ozone levels were higher than considered healthy under federal standards. The number of smoggy days was higher than in the Houston region, widely known as one of the smoggiest urban areas in the nation.

"Air pollution doesn't pay attention to political boundaries," said Tim Curran, president of the Los Angeles-based Coalition for Clean Air. "The fact is that air pollution generated in one community often impacts other communities and even hundreds of miles away."

Just like some spots in San Bernardino and San Joaquin counties, the Santa Clarita Valley is — to residents' dismay — a dumping zone for the heavy emissions of a major urban center.

Invisible smog ingredient, ozone, lurks

The semirural valley acts as a cul-de-sac for smog produced in the Los Angeles Basin and blown by sea breezes up the Sepulveda Pass and the Golden State Freeway.

The only regions in the nation with more smoggy days than Santa Clarita were Crestline and Redlands, both also choked with pollution from Los Angeles.

So far this year, residents of the Los

Angeles Basin have suffered through more than double the number of high-ozone days as those in the nation's smoggiest region outside California. Through Friday, 61 days of high ozone levels, somewhere in the Los Angeles Basin — an increase from 45 last year — compared with 26 days when ozone levels violated federal standards anywhere in the Houston area.

But of all the places in the basin, from downtown Los Angeles to the San

See AIR / Page 2

Program may head into the dumper

Diaper recycling project may be discontinued



**\$25 MILLION
REWARD
FOR SADDAM**

NEWS



**'SINBAD'
SETS SAIL**

**WILLIAMS
VS. WILLIAMS
IN FINAL**

SPORTS

EXPANDED NEWS & SPORTS COVERAGE

Daily News

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SANTA CLARITA

E D I T I O N

WEATHER

Sunny, hot
Highs: 98-104
Lows: 63-69
Back of
Business

Online: santaclearita.dailynews.com

FRIDAY, JULY 4, 2003

DESIGNATED AREAS HIGHER 50¢

(Smoggy days increasing)

By Nicholas Grudin
Staff Writer

Air quality levels reaching hazardous

SANTA CLARITA — In a region of the country where air quality is notoriously bad, Santa Clarita and other inland valleys are nature's dumping ground for hazardous airborne pollutants.

Five of the past six days in Santa Clarita have breached the federal standard for air quality.

"Above the standard, sensitive individuals could feel the effects," said Jean Ospital, health effects officer for the South Coast Air Quality Management District. "When the air pollution levels

are elevated, as much as possible people should avoid exposure to outdoor pollutants."

Out of 34 air quality monitors around the Los Angeles basin that measure ozone pollution, Santa Clarita has recorded the third most hazardous days this smog season.

The two worst smog locations in the basin are in the San Bernardino area.

"The dirty air mass that starts along the coastline — emissions from factories and

cars — blows inland like a blob of dirty air," said Bruce Sedik, a meteorologist for the South Coast Air Quality Management District.

Since May 1, Santa Clarita has had 10 hazardous days, compared with just three in the San Fernando Valley and none in downtown Los Angeles.

Last year was just as bad at this time, as there had been 11 recorded hazardous days, what air quality officials call an unhealthy trend.

"When you start reaching the health advisory, vigorous activity is recommended to be curtailed." The health effects vary with each person depending on how sensitive you are," Sedik said.

The smog being measured is ozone, which occurs when pollutants from cars, aerosols and factories work under the sun.

The federal standard for ozone is 120 parts per billion. The basin peak concentration so far this year was 193 ppb, in the San Bernardino area, which suffers

from the same phenomenon as Santa Clarita.

"A chemical reaction is occurring as it moves inland with the sea breeze," Sedik said.

In 2000, Santa Clarita did not breach the federal standards once through July 3, and in 2001 it only happened four times.

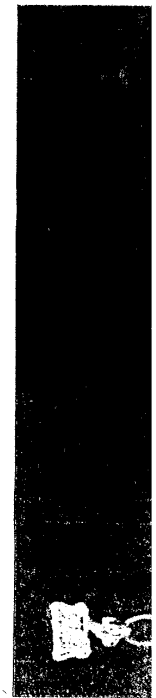
Environmental activists point to the rise of SUVs and a lack of public transportation as causes of the increasing air pollution.

"With everybody having to commute every where, you put all those cars on the

See **AIR** / Page 7

Recycling Newhall history

14 trophies
donated by
Tom Frew



Gym plan delayed at junior high

Published in the
Santa Clarita Valley
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Daily News

SANTA CLARITA

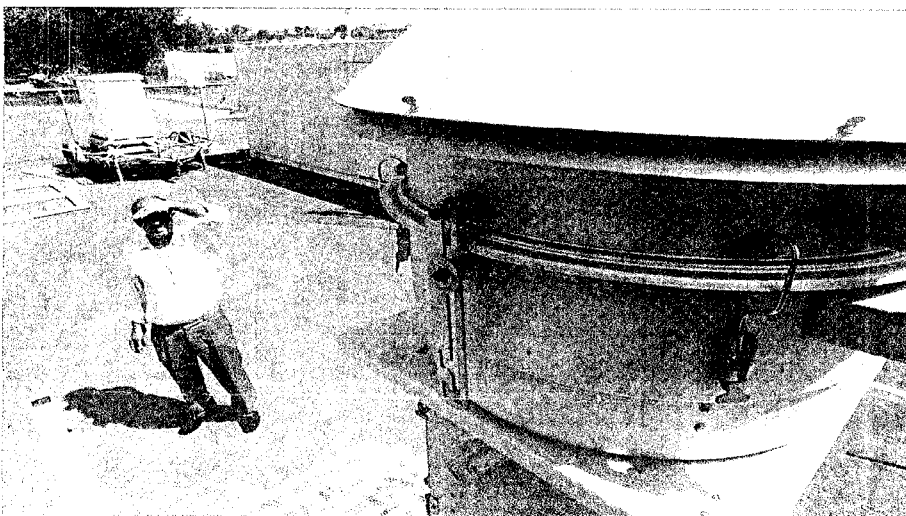
EDITION

Online: www.dailynews.com

FRIDAY, JULY 11, 2003

DESIGN: [illegible]

SMOG DAY AFTERNOON



Michael Hamdan checks the particulate matter high volume measuring instrument at the AQMD's Newhall station.

Ozone level in SCV hits 8-year high

By Nicholas Gordin
Staff Writer

SANTA CLARITA — Air pollution saw new heights Thursday in Santa Clarita, the nation's 2002 smog capital, reaching near emergency levels with the highest ozone pollution in the Los Angeles Basin.

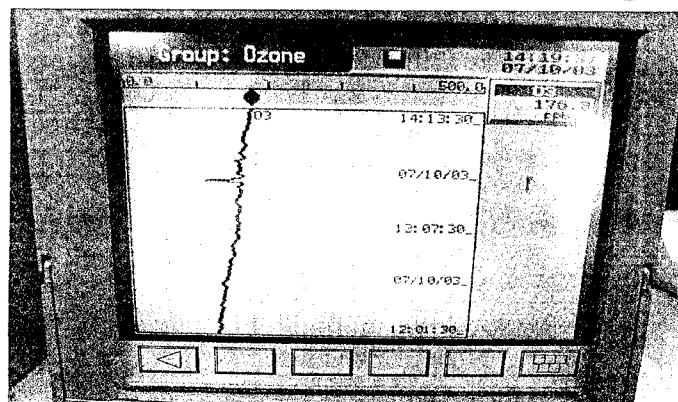
The Santa Clarita Valley — where pollution surpassed the federal one-hour healthy air standard more than any other area in the United States last year — hit an eight-year high Thursday afternoon, verging on a Stage I health alert.

"During a Stage I episode even the healthy person will notice some effects walking down the street," said Sam Aywood, spokesman for the South Coast Air Quality Management District.

Symptoms include chest tightness, watery eyes, and trouble taking a deep breath.

With an ozone measurement of 194 parts per billion during a 100-degree heat Thursday, the valley had its worst day of air quality in 2003 and one of the worst days in the entire country. The measurement was taken at 8 p.m., typically the peak for pollution standards.

The federal one-hour standard for ozone — which is formed when pollutants from cars, factories and aerosols



Ozone levels in Santa Clarita Thursday, with a measurement of 194 parts per billion, hit an eight-year high the nation's smog capital in 2002 — hit an eight-year high. The federal standard is 120 ppb.

cook in hot weather — is 120 ppb, at which point children and sensitive individuals should limit outdoor exertion.

When levels reach as high as Thursday's in Santa Clarita, outdoor athletics are discouraged for everyone.

"Every day of the last two weeks has violated the federal health standard, and most of those days have been health

alert days," Aywood said. "Through Thursday, there had been 17 days over the federal limit. Last year at this time, there had been 16."

In 2002, with 32 days above the federal limit, Santa Clarita recorded the most unhealthy air quality days of any location in the country, followed by Redlands, Crestline and locations in the San Joaquin Valley.

The number of violations in California regions were all far worse than major industrial centers like Baltimore, which recorded only six violations, and New York City and Houston, which each recorded five.

The worst air in the country by far is in California, and of

See SMOG / Page 2

Bermite decision delayed

Potential buyer seen

By Heather MacDonald
Staff Writer

SANTA CLARITA — The firm contemplating buying the defunct Bermite explosives factory site has again asked for more time to make a decision, but company officials said they remain interested in the polluted property.

A final deal to purchase the hilly land in the center of the city is not expected before September — 23 months after Cherokee Investment Partners began drafting plans to clean up and redevelop the property, company officials said.

"We've got our heads down, and we're trying to finalize the deal," said Dwight Stenseth, Cherokee's managing director. "There are a lot of different things to work out, and it just takes time."

City officials tout the North Carolina-based firm as the best chance to rid the 996-acre site off Soledad Canyon Road of toxic chemicals and to clean up the groundwater beneath the former factory.

Officials with Cherokee, one of the nation's leading remediation firms, estimate the cleanup will take three to four years and cost \$65 million.

Cherokee had been expected to complete purchase of the property by the end of last month, but too many unanswered questions and

unresolved Stenseth's

Before the

Cherokee agreement overseeing what needs and how Stenseth said

Also up

Whittaker factored in

missiles or years, would

Company hopeful, the

against the Lake Water

led. Cast water after

Whittaker groundwater

shut down wells. The

land is the million, it

against the

"We have that has so

said, "We can't read

issues."

Cherokee have agreed

development to include

jobs, perhaps center or

huddle economic Santa Clar

Heather Mac

heather.mac

Edison will electricity rates

By Gary Gentile
Associated Press

Southern California Edison customers will get lower bills beginning Aug. 1 after two years of higher rates designed to help the utility eliminate debt caused by the state's power crisis.

The California Public Utilities Commission on Thursday unanimously approved \$1.25 billion in rate reductions for SoCal Edison customers. Rates will be lowered

from 9 percent

the biggest industrial

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The state

2001 to help

ties recover power as well

beyond allowed to

Edison increase in

See EDISC



SANTA CLARITA SUNDAY

Lows: +2-48
Air quality:
Unhealthy

For details, see back of Viewpoint

Online: www.santaclearita.com

Panel mulls water safety

By Heather MacDonald
Staff Writer

SANTA CLARITA — Rocket-fuel waste in Santa Clarita's groundwater does not pose a serious health hazard, according to the U.S. Department of Defense, but other federal officials have said the chemical can cause cancer.

The Department of Defense, the No. 1 user of perchlorate, said last week that part of perchlorate per billion gallons of water with 200 parts per billion of the

EPA guidelines on contamination studied

The federal government is working to establish a mandatory limit on the amount of perchlorate in the nation's drinking water supplies, California Sen. Barbara Boxer has said.

Boxer has said that perchlorate poses a clear and present danger to millions of residents throughout the state.

Perchlorate pollution has shut down

thyroid gland, which controls growth, development and metabolism, according to the EPA.

The Castaic Lake Water Agency, the area's water wholesaler, and the city of Santa Clarita have spent more than \$4 million studying the contamination and crafting plans to clean it up.

"This is a debate that won't be resolved any time soon," said Santa

See **WATER** Page 6

BATTLE OF THE BANDS



New tracts being built in chancy locations

Luck, crews saved homes this time

By Patricia Farrell Aldem
Staff Writer

SANTA CLARITA — The Santa Clarita Valley's flatlands are built out, pushing construction into the brush-covered hills. From Saugus to Canyon Country, Valencia to Stevenson Ranch, land is being graded for new homes, neighborhoods that inevitably will someday be in the line of fire.

This "urban interface," where housing tracts meet wilderness, is the No. 1 concern for the Los Angeles County Fire Department when brush fire season strikes. The department's record for protecting homes is outstanding. Over two decades, just a handful have burned in fires that have gutted hundreds of thousands of acres.

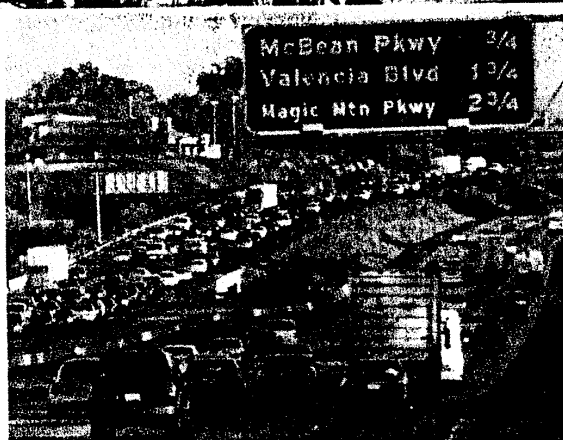
In this most recent firestorm, flames raged to the back yard of dozens of homes in Stevenson Ranch. A combination of experience, science and simple luck left the houses unscathed, said

GROWING PAINS



Santa Clarita Confronts Challenges and Embraces Opportunities as Population Peaks

By Matthew A. Gilbert
Santa Clarita SUN



A popular proverb reads, "Love the neighborhood." If Santa Clarita continues growing at its current rate, there might be 200,000 new neighbors to share that love over the next 30 years. And, while money can't buy love, it does come with a costly arrow from Cupid. An increased population might also mean more traffic, higher home prices, lower air quality, increased crime, overcrowded schools, and a host of other significant challenges. But, a very obstacle offers an opportunity, and Santa Clarita leaders are focused firmly on solutions for the future.

As reported by the U.S. Census, on July 1, 2002, Santa Clarita's population was 160,554 – 5.9 percent greater than the 2000 Census count of 151,088. Comparatively, from July 1, 2001 to July 1, 2002, the city's population grew by 2.4 percent (an additional 3,720 residents). If this trend continues, by 2030 the population of the city could increase anywhere between 60.8 to nearly 80 percent.

At the high end, this could mean as many as 127,881 new Santa Clarita residents for a total population of 288,435 by 2030. These calculations are derived from Census statistics that include a combination of records such as birth and death statistics in addition to tax returns. The totals only include incorporated city areas, but exclude Castaic, Stevenson Ranch and other unincorporated portions of the valley. Of the 212 residential cities with populations of 100,000 or more, Santa

Clarita ranked 130 – 50 spots ahead of Lancaster (121,592) and 52 ahead of Palmdale (121,860).

Santa Clarita city manager Ken Pulskamp offers slightly smaller projections – the city's estimate for our total population, given our General Plan and other land constraints, is 220,000 by 2030, he said. However, while not within city boundaries, the Teron Ranch project, which could add as many as 25,000 homes just north of Castaic, presents a possibility of population overflow into the city.

Santa Clarita's population was 110,042 during the 1990 Census and 60,750 ten years prior. In total, between 1980 and 2002, the city's population grew a 210 percent (2.1 times). According to the Southern California Association of Governments (SCAG), since the 1990 Census, the population of Los Angeles County grew by 650,266 residents – an increase of 7.4 percent, the largest in the state.

Certainly, these growing numbers affirm the desirability of Southern California as a popular place in which to live. Whether due to the pleasant weather, varied industry or any number of reasons, Santa Clarita is in one of the nation's premier areas.

Traditionally, Santa Clarita has attracted new residents with affordable housing, quality schools and a higher standard of living. But these advantages might ultimately become an albatross. The intense influx of individuals has generated a great number of challenges for city leaders and average residents

alike. Pulskamp feels, "the biggest issues associated with growth include traffic, addressing our infrastructure deficit, air quality, and impact on our environmental resources."

In presenting the organization's annual "State of the Region Report," Riverside mayor and SCAG chairman Ron Lowndes echoed Pulskamp's concerns when he claimed, "Southern California is one of the most dynamic gateway regions in the world, but – without accessibility to affordable housing, livable wages and quality education, Southern Californians will not be able to succeed in the competitive global economy."

Perhaps the most visible effect of Santa Clarita's population growth is the noticeable increase in traffic congestion – within the valley and during typical morning commuting hours as residents depart for jobs throughout the Los Angeles basin. Pulskamp notes, "approximately 55 percent of our residents who work leave the Santa Clarita Valley for employment."

This translates into significant strain on the city's two main transportation arteries, Interstate 5 (the Golden State Freeway) and State Highway 14 (the Antelope Valley Freeway). According to a June Los Angeles Times article, more than 200,000 cars travel on Interstate 5 daily – a number that is expected to double by 2025. Over 100,000 people drive the 14 – a number that is predicted to triple by 2025.

See Growing page 6

ton mega mining project in Soledad. The city has spent over \$2.4 million on the proposal, which includes legal, legal outreach efforts.

This month, Congressman Howard expected to introduce legislation that the site to "historic levels," which amount that has been mined in the future. The City believes this is of what the Cemex Corporation is providing with its 20-year Transit Mixed-Use.

Two separate studies commissioned by Santa Clarita clearly show that there are aggregate mines in Southern California, availability of permitted and unpermitted sufficient for the region for the future.

Local residents and community leaders freeway traffic, worsening levels of the air, contributing to poor air quality, previous water supplies and visual impacts.

Residents in opposition to the project asked to send a letter to their federal representatives, including Congressman Howard, Rep. Senator Dianne Feinstein and Senator. More information about the proposed addresses for mailing is available at clarita.com or www.stopping.org. Santa Clarita at 661-259-0111.

Public meeting to discuss landscape improver

The City of Santa Clarita held a public participation meeting at the Grand Oaks Club in Canyonville, Oregon, to discuss the proposed construction of landscape improvements along Whites Canyon. This is a part of the city's public outreach program to learn about and discuss a regarding the proposed Whites Canyon beautification project.

Getting the public's input and feedback is what the City is working on for a very important to the Council and Cameron Smith. The City provide residents with informative letters, and

The City has asked affected residents want to fund the annual ongoing improvements through the format maintenance district. The EMD we existing districts currently on White funded by adjacent property owners.

Improvements proposed for the include the construction of raised. For more information on the public meeting or the proposed Whites Canyon Project, contact Kevin Johnson, Senior Analyst for the City of Santa Clarita.

What's in this newspaper

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COMMUNITY PAGE 20

Preserving the remaining structures and spirit of Mentryville!



ORIGINAL

CITY OF SANTA CLARITA

PLANNING COMMISSION

IN THE MATTER OF

AGENDA ITEM NO. 1
RIVERPARK PROJECT

(MASTER CASE NO. 02-175,
VESTING TENTATIVE TRACT MAP
53425, GENERAL PLAN AMENDMENT
02-002, ZONE CHANGE 02-002,
OAK TREE PERMIT 02-025,
CONDITIONAL USE PERMIT 02-009,
HILLSIDE REVIEW 02-003, &
ADJUSTMENT 02-010)

ENVIRONMENTAL IMPACT REPORT
SCH#2001091081
.....

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA

THURSDAY, MAY 13, 2004

HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORTER: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by electronic sound recording, transcript
produced by Federally Approved transcription service.

APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER

COMMISSION VICE CHAIR: DIANE TRAUTMAN

COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN

COMMISSION SECRETARY: TERASA SULLIVAN

SENIOR PLANNER: FRED FOLLSTAD

ASSOCIATE PLANNER: JEFF HOGAN

CITY'S CONSULTANT
IMPACT SCIENCES: SUSAN TEBO

ASSISTANT CITY ATTORNEY: BRAD WOLENBERG

PUBLIC SPEAKERS:

TOM WORTHINGTON,
President/co-founder, Impact Sciences

KEITH BABCOCK,
Director, Biological Resources, Impact Sciences

GLENN ADAMICK,
Newhall Land

SHELLEY LUCE,
Director, Science and Policy, Heal the Bay

TERESA SAVAICKIE

RON BOTTEROFF,
Friend of The Santa Clara River

BARBARA WALPOLE,
Thirty Year Resident, Santa Clarita Valley

JOHN GONZALEZ

KAREN PEARSON,
Sierra Club

MELANIE WINTER,
The River Project

JOHN STEFFEN

RANDY MARTIN,
Homeowner in Bridgeport

KRIS OHLENKAMP,
Conservation Chairman, San Fernando Valley Audubon Society

JONATHAN BASKIN,
Biologist Teaching at CAL POLY University

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1 SANTA CLARITA, CALIFORNIA, THURSDAY, MAY 13, 2004

2 PROCEEDINGS BEGIN AT 7:03 P.M.

3 CHAIR BERGER: Welcome everybody. Thanks for coming
4 to our Thursday, May 13th special meeting. I'd like to start
5 off our evening tonight with the flag salute led by
6 Commissioner Tim Burkhart.

7 COMMISSIONER BURKHART: Everybody please stand, face
8 the flag.

9 ALL: I pledge a allegiance to the flag of the United
10 States of America, and to the republic for which it stands, one
11 nation under God, indivisible, with liberty and justice for
12 all.

13 CHAIR BERGER: Thank you, Tim.

14 COMMISSIONER BURKHART: My pleasure.

15 CHAIR BERGER: Terasa, can we please have roll call?

16 SECRETARY SULLIVAN: Commissioner Winsman?

17 COMMISSIONER WINSMAN: Here.

18 SECRETARY SULLIVAN: Commissioner Trautman?

19 VICE CHAIR TRAUTMAN: Here.

20 SECRETARY SULLIVAN: Commissioner Burkhart?

21 COMMISSIONER BURKHART: Here.

22 SECRETARY SULLIVAN: Commissioner Ostrom?

23 COMMISSIONER OSTROM: Here.

24 SECRETARY SULLIVAN: Chair Berger?

25 CHAIR BERGER: Here.

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1 SECRETARY SULLIVAN: Thank you.

2 CHAIR BERGER: Thank you, Terasa. Okay. I hope
3 everyone had a chance to take a look at the agenda.

4 COMMISSIONER OSTROM: I move that we approve the
5 agenda.

6 COMMISSIONER BURKHART: Second.

7 CHAIR BERGER: All in favor please say aye?

8 ALL COMMISSIONERS: Aye.

9 CHAIR BERGER: Okay. Unanimous. Okay. Ms. Terasa,
10 if you'll give the Commissioner's Secretary report?

11 SECRETARY SULLIVAN: Thank you. Welcome to the
12 regular meeting of the Santa Clarita Planning Commission. I
13 would like to offer some information to help you understand how
14 we conduct our meetings and how you can best participate.
15 Agenda's are on the back table listing the items the Commission
16 will consider tonight, along with speaker slips.

17 If you wish to speak on an item that is before the
18 Commission this evening you must first fill out a speaker slip.
19 Please place your completed slips in the tray or deliver it to
20 me prior to the item being discussed. This will help the, the
21 Commission process public comments in an orderly manner. Once
22 again, speaker slips are located on the back table and must be
23 turned in before the item is discussed.

24 When Chair Berger announces your name please approach
25 the podium to address the Commission. Each person will be

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1 given three minutes to make his or her comments -- indicated by
2 a colored light on the Commission dais. A green light appears
3 when the speaker begins, a yellow light appears when thirty
4 seconds remain, and a red light appears when the three minutes
5 have expired. Your comments should be complete at this time.
6 Thank you.

7 CHAIR BERGER: Thank you, Terasa. Okay. Ladies and
8 Gentlemen, we have Item Number A here -- Number 1, Item Number
9 1, continued public hearing with the Riverpark Project. At
10 this time I'd like to introduce Fred Follstad.

11 MR. FOLLSTAD: Good evening, Chair Berger and Members
12 of the Planning Commission. The first and I guess only item on
13 the agenda tonight is the Riverpark Project. We're going to be
14 discussing five sections of the environmental impact report,
15 the flood, water service and quality, bio, flood plain
16 management and the alternatives. And I'd just like to turn it
17 over to Susan Tebo at -- from Impact Sciences, the City's
18 consultant who prepared the document, for her presentation.

19 CHAIR BERGER: Welcome.

20 MS. TEBO: Thank you. Mr. Chairman and Members of
21 the Commission, this evening before we begin our presentation
22 what I'd like to do is introduce my fellow teammates that help
23 prepare certain portions of the EIR, and they will be making
24 certain portions of the presentation this evening.

25 To my immediate right is Tom Worthington. Tom is

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1 President of Impact Sciences and Co-Founder of Impact Sciences.
2 Tom will be addressing for you this evening water and water
3 quality issues.

4 And to his right is Keith Babcock. Keith is Director
5 of Biological Resources for Impact Sciences and he will be
6 focusing his presentation this evening on the, obviously, the
7 BIOTA and the biological impacts of the project.

8 With that I'd like to begin our staff presentation.
9 And for, for the Commission, we're going to discuss
10 alternatives this evening first, and then water, and then
11 biological. We've discussed alternatives several times before,
12 so we're just going to briefly go over it this evening, and
13 I'll make that portion of the presentation. But we wanted to,
14 to save the bulk of the presentation for those issues that are
15 water and biologically -- biological resources 'cause we
16 believe that the Commission, per the advice of staff, is really
17 interested in -- in those areas, and certainly members of the
18 public are as well. So with that I'll begin my presentation.

19 As we've discussed previously the -- this EIR
20 addressed five alternatives. The first alternative is no
21 project. And for members of the public who might not have been
22 here when we discussed this before, the no project alternative
23 is required to be addressed per the California Environmental
24 Quality Act Guidelines. In every EIR we have to address the no
25 project alternative.

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1 The second alternative is the Santa Clarita River
2 reduced bank stabilization alternative. This alternative would
3 implement a setback of the Qcap or fifty year line, or an
4 upland preserve setback from the resource line.

5 Alternative three was the ridgeline preservation
6 alternative. This alternative would preserve, to the extent
7 possible, the ridgeline in Area D and the ridgelines designated
8 by the City as secondary, with the exception of encroachments
9 for the two main arterial highways, Newhall Ranch Road and
10 Santa Clarita Parkway located on the project site. This
11 alternative would remove seventy-six single-family dwellings
12 and eighty-two multi-family dwellings for a total of a hundred
13 and sixty-eight dwellings that would be removed.

14 The fourth alternative really ties into our
15 discussion that we had last week, and that's the noise and
16 development standards alternative. This alternative would
17 insure that all residential units meet and satisfy the City,
18 State noise compatibility guidelines and the development
19 standards of the residential medium zone. In other words,
20 instead of having a significant impact for noise as the
21 proposed project has, this alternative would modify the project
22 so that there would not be a significant impact. This
23 alternative would remove all of the dwelling units out of the
24 noise sensitive areas of the project, and in addition to that
25 would not allow the applicant to reduce or adjust the lot

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1 width, lot size, front yard setbacks and property line block
2 wall -- block wall heights, excuse me, of the residential lots
3 in Area A1. In total this alternative would remove three
4 hundred and one single-family dwelling units from the site
5 plan, and again would comply with the noise guideline
6 standards.

7 Lastly, alternative five is the deletion of the Santa
8 Clarita Parkway alternative. City staff when reviewing the,
9 the options that we had for, for what would be a good
10 alternative to review just said the -- it's the -- the question
11 is begged, what would happen if we deleted Santa Clarita
12 Parkway? If Santa Clarita Parkway were removed from the site
13 plan nine units would actually be added to the site plan, but
14 you should be aware that traffic impacts would slightly
15 increase because the additional housing units, as well as the
16 air quality and noise. Those impacts would slightly increase
17 as well.

18 One other item that the CEQA guidelines require that
19 every EIR address is other than the proposed project, what
20 alternative would be the most environmentally sensitive of all
21 of the alternatives that are analyzed in the EIR. And the EIR
22 concluded that alternative four, the noise development standard
23 alternative that removed three hundred and one dwelling units
24 would be preferred from an environmental perspective.

25 And with that, that concludes my portion of the

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1 presentation on alternatives. Do you wish for questions at
2 this time, or to go on to water?

3 CHAIR BERGER: Thanks for asking, and I'll look
4 around here. Anybody have any questions on the first part
5 here? Sure, Rick.

6 COMMISSIONER WINSMAN: Was there any consideration,
7 or what, what impacts would be incurred if instead of
8 eliminating on alternative five, instead of eliminating Santa
9 Clarita Parkway, if it were downgraded from a major highway to
10 a secondary highway?

11 MS. TEBO: We, we did not address that as an
12 alternative. I, I don't know because we didn't address it as
13 an alternative.

14 COMMISSIONER WINSMAN: How difficult would that be to
15 take a look at that from a standpoint of what impact it would
16 have?

17 MR. FOLLSTAD: It, it would be pretty hard at this
18 point to tell you what the -- but we can put that down as a
19 question and we can bring it back to you when we bring all our
20 answers to the questions that we, we get tonight. And next
21 week we'll just include it with that.

22 COMMISSIONER WINSMAN: Okay. That would be fine.

23 CHAIR BERGER: Thanks Rick. I think, Mr.
24 Worthington, if you, if you're up next, we'd love to hear from
25 you.

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1 MR. WORTHINGTON: Good evening. Glad to be back,
2 back with you again. My name is Tom Worthington and I'm
3 President of Impact Sciences. I'll be addressing the issues
4 tonight of water resources which will include both water supply
5 demand and water quality. And then after Mr. Babcock is
6 finished with a presentation on biological impacts I'll give a
7 fairly brief presentation on those biological effects that are
8 specific to flood plain modification. So I'm kind of doing two
9 pieces.

10 As indicated up on the, the screen in front of you,
11 and I'll be following through that, the first topic is water
12 resources as it relates to the Riverpark Project. That
13 includes discussing water demand, water sources, I'll give you
14 an ammonium perchlorate update, and then I'll give you an
15 overview of water quality in general to follow that.

16 The first topic, give you kind of an overview of
17 demand and supply for the project. First of all, the project
18 sites located within the Santa Clarita Water Division of CLWA.
19 And the project would consume approximately six hundred and
20 ninety-seven, seven hundred acre feet per year of water in
21 average years, and that would increase by about ten percent in
22 dry years to approximately seven hundred and sixty-seven acre
23 feet per year.

24 The Santa Clarita Water District prepared a water
25 supply assessment consistent with State Senate Bill 610, SB

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1 601, and they concluded that there is an adequate water supply
2 available to meet the demands of the proposed project in light
3 of all other development expected to occur in the valley.

4 Now getting a little more specific, let's talk about
5 water sources. Water sources in the Santa Clarita Valley
6 include imported water, and that's primarily water from the
7 State Water Project, and then local supplies which consist of
8 groundwater and now recycled water. The State Water Project or
9 SWP supplies can be reduced in years due to hydraulic
10 conditions, the status of State Water Project facilities
11 construction. The State Water Project is not completed yet and
12 that can lead to reductions in the reliability of the state
13 system. Environmental requirements in the Delta can change the
14 amount of water available from the State Water Project in any
15 given year. And then evolving policies related to endangered
16 species and other issues surrounding the Delta. All those
17 things can lead to variations in availability of State Water
18 Project water supplies in any given year.

19 And how we deal with that is to try and predict how
20 much water would be available as we look forward. And there
21 are thankfully models that have been produced by the Department
22 of Water Resources that can guide us and help us figure out how
23 much water or how much of the State Water Project system water
24 available will actually be deliverable in certain conditions,
25 and those conditions analyzed in the EIR include average years,

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1 dry years, and then a critical dry year.

2 As we can see in the table here before you this shows
3 you that of CLWA's, in this case this is the local water
4 wholesaler for the State -- or a State contractor as also
5 termed, they presently have entitlements for ninety-five
6 thousand two hundred acre feet, it's called "Table A amounts"
7 is how we've referred to it in the document, and that's how the
8 State refers to it. That's their portion of the four --
9 approximately four point two million acre foot State Water
10 Project system.

11 In an average year the modeling done by the
12 Department of Water Resources predicts that about seventy-five
13 percent of the State Water Project water's available. That's
14 the present model. However, our analysis, we've used fifty-
15 nine percent, as you can see before you, which is a lower
16 figure, and it's the figure generated by their prior model.
17 And the reason we use fifty-nine percent instead of seventy-
18 five percent, as we've explained in the EIR, is we wanted to be
19 more conservative from an analysis standpoint, and therefore we
20 picked the lower figure of the two. And that yields a Table A
21 amount of approximately fifty-six thousand acre feet per year
22 available in an average year.

23 In a dry year modeling indicates that approximately
24 thirty-nine percent, forty percent of the State Water Project
25 system supplies would be available to the Santa Clarita Valley,

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1 and that translates into about thirty-eight thousand acre feet
2 per year.

3 And then you have your critical dry years which are
4 statistically your lowest rainfall totals in the State. And
5 during those critical periods it can drop to as low as twenty
6 percent available from the State system, which is approximately
7 nineteen thousand acre feet per year.

8 Focusing now just on State Water Project supplies,
9 just to give you some statistics to give you kind of a feel for
10 at least lately how they've been doing in delivering water. In
11 2003 they were able to deliver ninety percent of the, the Table
12 A amounts, which in this case, for CLWA, translated into
13 eighty-five thousand six hundred and eighty acre feet. This
14 year DWR estimates that about sixty-five percent of Table A
15 amounts, sixty-one thousand, sixty-two thousand acre feet, will
16 be delivered to contractors in 2004. The final figures aren't
17 yet out by DWR. They may leave it at that figure or they may
18 raise it, it depends on their ultimate measurements of snow
19 depth and other conditions, mostly in Northern California,
20 before that figure comes out.

21 All water available from the State Water supply
22 system isn't necessarily resulting from water that falls in the
23 form of rain and then delivered to the State Water Project
24 system. There are other supplies that can be available on a
25 year to year basis from the State Water Project system. And

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1 those, as you see before you, include the turnback water pool
2 program, interruptible water program, or otherwise termed
3 Article 21 water, carryover water which is water unused by
4 contractors in prior years made available for the following
5 year for sale, dry year water purchase program, groundwater
6 banking, an example of that would be Semitropic Water Storage
7 District in Kern County, they have a water bank, as does the
8 Kern County Water Agency, water transfers which is the purchase
9 of Table A amount or contracted Table A amounts from other
10 contractors.

11 And then water conservation. The purveyors, certain
12 purveyors in the Valley indicate that water conservation could
13 be turned to in, in dryer years. They've had success in doing
14 so. And statistics that are in the Santa Clarita Valley Water
15 Reports show that there have been reductions in demand during
16 dry years as a result of advertising and other programs that
17 are enacted by the purveyors.

18 Now turning to local supplies, as I indicated before
19 local supplies consist of both groundwater and recycled water.
20 And groundwater in the Santa Clarita Valley comes from two
21 places. The first is the Alluvial Aquifer which is the thinner
22 layer below the Santa Clarita -- Santa Clara River,
23 approximately two hundred feet deep. And then the Saugus
24 Formation which is before the Alluvial Aquifer and it's
25 thousands of feet deep. The other local source is recycled

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1 water now made available from the State -- the Valley's water
2 reclamation plants. I believe this year they delivered
3 approximately seven hundred acre feet of water from that
4 program and shortly will be delivering about seventeen hundred
5 acre feet.

6 That's what this shows here. Before you is a table
7 from the EIR indicating how much water is available from these
8 local supplies. And as it shows, first, the Alluvial Aquifer
9 in average years and dry years it's expected that about thirty-
10 five thousand acre feet of water is available year to year in
11 the Alluvial Aquifer. The Saugus Formation yields anywhere
12 from eleven thousand acre feet in average years to fifteen
13 thousand feet -- acre feet in a dry year. And recycled water,
14 right now the plans are to have it go to seventeen hundred acre
15 feet.

16 And what you can't see, at least I can't read there
17 on the bottom, but I'll read it to you, it's a little dim, CLWA
18 and the contractors through technical studies performed in the
19 Valley indicate that up to an additional twenty thousand acre
20 feet of water is available in the Saugus Aquifer during
21 critical shortages.

22 Focusing first on groundwater supplies, the CLWA and
23 physical evidence and technical studies support the conclusion
24 that these amounts of groundwater can be produced on a long
25 term basis without permanent water level or storage decline in

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1 the Alluvial of Saugus Aquifers. What that means is that those
2 amounts of water on average can be pulled from the Aquifer
3 without negative results occurring in the Valley such as
4 subsidence which can lead to ground cracking and foundation
5 cracking. Things like that won't occur if those levels are,
6 are pumped.

7 Now turning to recycled water, as I said recycled
8 water's now available for use in the Valley on a limited basis.
9 Of the seventeen hundred acre feet of recycled water that could
10 be produced seven hundred acre feet was delivered in 2003,
11 mostly because the infrastructure hasn't caught up, delivery
12 infrastructure hasn't caught up yet. Ultimately the master
13 plan produced by CLWA for recycled water use in the Valley
14 indicates that about seventeen thousand acre feet will be
15 available entirely in the Valley.

16 Turning to the water supply assessment which was
17 prepared by Santa Clarita Water Division and is found in the
18 appendix to the EIR, they did an assessment to determine water
19 impacts, water resource impacts during average years, single
20 dry years and multiple dry years, and those three scenarios are
21 consistent with State Law.

22 Pulling a table again from the EIR, and I won't go
23 through all of these unless you have questions. We can go back
24 to these if you want to later on. But what this shows is that
25 you have in five year increments starting in year 2005 and then

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1 2010, '15 and '20, it shows you that at the end of the day you
2 have net water surpluses ranging anywhere from twelve thousand
3 acre feet or twelve thousand eight hundred acre feet by the
4 year 2020 to a high of, it looks like twenty-seven thousand
5 eight hundred or so in the year 2010.

6 Turning to dry year and multi-dry year scenarios, the
7 first column you see is for the single dry year, and that
8 indicates that using the supplies that I discussed previously
9 and assuming a nineteen thousand acre feet delivery of State
10 Water Project water, that's the twenty percent of State Water
11 Project system being available, there would be a supply surplus
12 of about eight hundred and fourteen acre feet.

13 Then turning to the multiple dry years, year one,
14 year two, year three, that's, that's to simulate a three year
15 drought, so dry years back to back, you would have a surplus
16 ranging anywhere from ninety-two hundred acre feet to almost
17 twelve thousand acre feet. And the result of that, if you look
18 down toward the bottom of the column, of the second column,
19 there are other supplies of water that if it, it appeared there
20 were going to be a multi-year drought that other supplies would
21 be tapped. For example, you'd have additional recycled water
22 made available, seventy-three hundred acre feet. The Saugus
23 Aquifer they would turn to for those critical dry year supplies
24 that I discussed before. There would be other water transfers.
25 And then water banking and conjunctive use, which I'll get to

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1 in a moment, could yield up to fifty thousand acre feet
2 additional water that's available.

3 Regarding water banking and conjunctive use, I
4 thought I'd give you an update as to what CLWA has been able to
5 accomplish in that arena and over the last couple of years.
6 Between 2002 and 2004 the CLWA's placed into the Semitropic
7 groundwater bank that I referred to earlier in Kern County,
8 almost fifty thousand, a little over fifty thousand acre feet
9 of usable water. And that water, when I said a moment ago that
10 last year they received ninety percent of their State Water
11 Project Table A amount, they didn't need all that water here.
12 The demand isn't that high yet. So what they did is they
13 transferred that water and placed it in the ground into a bank
14 in Kern County. They've done that again this year,
15 approximately thirty-two thousand acre feet was placed in the
16 ground in the Semitropic, and that gives you about fifty
17 thousand usable. Why I say usable, as you can see, for
18 example, in the first it says twenty-four thousand acre feet of
19 water total was placed in the ground. They only get back of
20 that twenty-one thousand six hundred. They, they don't get it
21 all back. Some of that is lost to the system. But that's what
22 that conjunctive line item was, and that's fifty thousand acre
23 feet of stored water.

24 In addition to the SB 610 scenarios we've also
25 analyzed a buildout scenario for the Valley, and that's going

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1 above and beyond a 2020 horizon and using a full buildout of
2 the Valley, both in a 2020 and then a 2025 horizon. And what
3 that shows you is that you'd have water surpluses in varying
4 conditions. In average years, for example in 2025 you'd have a
5 surplus of about seventy-eight hundred acre feet. And then in
6 dry years as a result of turning to things like conjunctive use
7 which you only would use in dry years, you wouldn't turn to
8 them in, in average years, you could have supplies available to
9 the Valley purveyors as high as eighty-four thousand acre feet,
10 obviously they wouldn't use it all. But that reflects a series
11 of sources that are available during dry years that typically
12 aren't turned to in average years when there's plenty of local
13 supplies available, or State supplies for that matter.

14 What I'd like to do now is -- well, I'll ask you. We
15 can either pause and talk about the supply and demand that I've
16 addressed and then I can go to perchlorate, or we can do
17 perchlorate and then --

18 CHAIR BERGER: That would be a good idea, Tom, if we
19 could do that.

20 MR. WORTHINGTON: Great.

21 CHAIR BERGER: I'd like to open it up to the
22 Commissioners to ask some questions here. And I think it's
23 important that we get as many questions asked so they can
24 answer them back to us in -- on the final EIR. So we'll start
25 off with Dennis.

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1 COMMISSIONER OSTROM: Sure, I have a few questions.
2 The -- you know, what we see are a lot of numbers and they all,
3 you know, they're typically plus. And I was just wondering,
4 you know, kind of stepping back again, and I would like to if
5 it is possible, just to see where we stand compared to some
6 other cities like Thousand Oaks, you know, if there's, if
7 there's a water plan for a lot of places around Southern
8 California, maybe not Thousand Oaks, but I'd like to know where
9 we are with respect to, you know, the rest of the Californians
10 you might say. Are we, you know, a tropical wonderland, or a
11 we a real desert or, you know, that type of thing. I just want
12 to know where we are on a scale of one to ten.

13 You have gone through some pretty serious and complex
14 calculations. And, you know, I, I, you know, think that the
15 results are, are, are very good, good for the project. But is
16 there a, is there a, like a -- is this a formulated approach?
17 Is this a -- like a standard approach that if we give it, you
18 know, a bunch of graduate students at a college that has a
19 good, you know, technical curriculum that they would come up
20 with the same answer, or is there a lot of art in this?

21 MR. WORTHINGTON: Well, let me give you probably a
22 multi-part answer to your question. Certainly our experience
23 statewide in dealing with or having to address water
24 availability for projects pretty much throughout the State,
25 this is a, I'll say generally a typical approach. And in this

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1 case it's, it's -- you said that we went through a series of
2 calculations. Yeah, we did some tabulations, but in fact the
3 calculations that are at the root of this water analysis were
4 done by CLWA and the purveyors who contributed to the Urban
5 Water Management Plan.

6 COMMISSIONER OSTROM: Okay. And then they were
7 following some sort of a code or some sort of a --

8 MR. WORTHINGTON: They were following the water code.

9 COMMISSIONER OSTROM: -- a series of evaluations
10 that --

11 MR. WORTHINGTON: Right.

12 COMMISSIONER OSTROM: -- okay, that some objective
13 group of gurus came up with and that they, they -- it's a --
14 like a recipe or, or formula.

15 MR. WORTHINGTON: Yeah. It -- well, it's all based
16 on the State Water Code.

17 COMMISSIONER OSTROM: Okay.

18 MR. WORTHINGTON: And the water code is what
19 determines when Urban Water Management plans need to be
20 prepared, and it's when a water agency has more than three
21 thousand connections. And if they do then they've got to
22 prepare an urban plan every five years. And there is
23 prescribed, although I wouldn't say it's an exacting list of
24 things that need to be in them, there certainly is a
25 generalized list of requirements for Urban Water Management

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1 Plans. A lot of it depends upon the types of sources that the
2 water agency has at its disposal. If, for example, they didn't
3 rely at all on groundwater then you wouldn't expect to find
4 those groundwater pieces in their particular urban plan.

5 But certainly the Santa Clarita Valley and CLWA
6 relies on both local groundwater, recycled water, State water,
7 a plethora of sources. But I would say that the Urban Water
8 Management Plan, at least in my experience in reviewing others
9 around the State, it was very comprehensive. It, like others
10 that have groundwater, were based on technical groundwater
11 studies, groundwater evaluations of the aquifers to determine
12 production yields in varying conditions, pretty standard now
13 given that State Law requires both average years, dry years,
14 multi-dry years, that that's now pretty typical. I would say
15 that given that it was year 2000 when CLWA prepared their urban
16 plan that was probably one of the more comprehensive urban
17 plans going at that time. But I would suspect in 2005 we'll
18 see a lot more that mirror it.

19 COMMISSIONER OSTROM: Okay. And just one more
20 question then. The, the underground reservoirs that we've been
21 pumping water into, have those been tested for -- I mean, you
22 indicated we get a certain percentage back. Have we actually
23 pumped stuff into them and pumped them out and validated that
24 we can actually get that kind of yield?

25 MR. WORTHINGTON: Yeah, in fact I don't think the

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1 purveyor -- in fact I know the purveyors in the Valley didn't
2 test it. Semitropic tested it themselves. That, that was a
3 discretionary action to establish that bank. It had
4 environmental studies behind that decision and they went
5 through their decision making process to determine how viable
6 that water bank is and was at the time --

7 COMMISSIONER OSTROM: Okay.

8 MR. WORTHINGTON: -- and what they could expect from
9 the bank. So all that was studied by them on the Kern County
10 side.

11 COMMISSIONER OSTROM: And was the actual validation
12 or evaluation of that, was that done by actually pumping out a
13 certain percentage of the water, or was that a theoretical type
14 thing?

15 MR. WORTHINGTON: Well, I, I don't know that answer.
16 I'll find out whether that was -- varied on pump tests, which
17 is what I would suspect it was, but I'll find out that --

18 COMMISSIONER OSTROM: Okay.

19 MR. WORTHINGTON: -- specifically.

20 COMMISSIONER OSTROM: Okay. That's all.

21 CHAIR BERGER: Commissioner Burkhardt?

22 COMMISSIONER BURKHART: A couple questions. Talking
23 about the water that this project would use, the numbers said
24 that in an average year it would use six hundred and ninety-
25 seven acre feet and then in a dry year seven hundred and sixty-

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1 seven. Why would there be more water used in a dry year?

2 MR. WORTHINGTON: Well, what, what statistics show,
3 and not just in the Santa Clarita Valley, but if you think of
4 it like I do in my house, I'll -- I use sprinkler timers and if
5 you, you presume everybody else is -- pretty much everybody
6 else is doing that these days with the price of water, in an
7 average year there will be some rainy periods where you may
8 turn your timer off and not run it, for instance, in January.
9 I know I do in -- starting in about November I start cutting it
10 back to, to hopefully in January I can turn it off completely,
11 and then it goes back on again in March and in April and May,
12 and then summertime it's back up a hundred percent.

13 Well, if you think about a dry year when you normally
14 expect rainfall in January so you can turn your sprinklers off
15 and the rainfall doesn't come, well, you leave your sprinklers
16 running. So in that year people don't think of it in terms of,
17 oh, it's a drought, I've got to change my behavior, they just
18 know that rain is not coming and they've got to leave their
19 sprinklers on.

20 So the first year of a drought typically you see a
21 rise in demand as a result of that. There isn't yet a response
22 to the conditions. And if the drought is only one year and
23 people go back to normal then everything's fine and they don't
24 think about it the following year and demands fall back to a, a
25 state of normalcy. But if the drought continues and they start

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1 responding to advertisements and programs put forth by the
2 purveyors and they, they, they're now aware that there is a
3 problem and it may be a long term one they do start to change
4 their behavior. So that's why in a, in a single year drought
5 you see a rise in demand typically.

6 COMMISSIONER BURKHART: Okay. That makes sense. My
7 next question, in discussing the sustained use of the Alluvial
8 and the Saugus Formation over a period of time, over a number
9 of dry years, you stated the CLWA studies, as well as physical
10 evidence and technical studies. supported that it, it could
11 sustain that kind of use. The physical evidence and the tech
12 studies, who performed those?

13 MR. WORTHINGTON: Your water section of the EIR has,
14 has a fairly lengthy list of the resources that -- or the
15 studies that were relied upon for those, and I can name some of
16 the producers of them. But in some cases one firm, for
17 example, produced several studies looking at certain things,
18 CH2M Hill, Luhdor and Scalmanini which is a groundwater
19 hydrology firm out of Woodland, California, up near Sacramento,
20 Richard Slade and Associates which is Southern California
21 groundwater hydrology firm, I would say those three are the
22 primary producers of technical studies.

23 COMMISSIONER BURKHART: I guess more to -- more to my
24 point, I guess the question I really want to know is were these
25 done under contract at CLWA?

7

8

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1 MR. WORTHINGTON: As, as far as I know, yes, and I'm
2 trying to think of any were of the individual purveyors. I
3 don't think so but, but I can answer that for you
4 specifically --

5 COMMISSIONER BURKHART: Okay.

6 MR. WORTHINGTON: -- next time. Let me make a note
7 of that.

8 COMMISSIONER BURKHART: That's all I have, Mike.

9 CHAIR BERGER: Mr. Winsman?

10 COMMISSIONER WINSMAN: Yeah, the projections, the
11 drought use projections for water usage that are part of this
12 study, do they include all of the approved projects that are on
13 the books for the both the City and the County that are within
14 the service area of the water agency?

15 MR. WORTHINGTON: Yeah, let me touch on that for a
16 moment, because we, we produce actually several different
17 scenarios. And if can separate them first between the -- I'll
18 come them the SB 610 scenarios which are, are different than
19 the Valley buildout scenario, and maybe I'll start with that
20 one.

21 The Valley buildout scenario is intended to be a
22 scenario where all land use that, that can be built upon is
23 developed per the general plans of both the City and the County
24 for the Santa Clarita Valley planning area, which is
25 essentially from the County line to probably Agua Dulce on the

1 east side, and from basically the connect of the I-5/14 above
2 Castaic on the north side. And the general plans of both
3 areas, City and County are then taken and pushed to buildout,
4 and so the answer to your question is, yes, they do take into
5 consideration buildout of the whole Valley. The 610 analysis
6 in the shorter horizons obviously don't build out the whole
7 thing at once, it, it's done in stair step fashion.

8 COMMISSIONER WINSMAN: But that's taken in to
9 consideration, everything that is known that's going to be a
10 water user or that already has a how or will sort of approval.

11 MR. WORTHINGTON: Yeah.

12 COMMISSIONER BURKHART: It's, it's included in those
13 figures?

14 MR. WORTHINGTON: Yeah, it includes projects that are
15 approved and unbuilt, projects that are proposed and unbuilt,
16 and, and -- so that includes any -- a list of any projects that
17 are proposed, whether or not they are consistent with the
18 general plan. What's done is if there's a, a parcel of land
19 that has a proposal on it and they're proposing a greater
20 amount of development then the general plan shows then it's the
21 greater amount of water demand. And conversely, if there's a
22 proposal on that that results in a smaller development then
23 they go with the smaller development.

24 If there's no development proposed on that site then
25 they use the general plan. So it includes virtually all of the

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1 various stages of development.

2 COMMISSIONER WINSMAN: Okay. And then, whose
3 responsibility is it to provide assurance of, of compliance
4 with, with SB 610? Is it -- I'm speaking now as a Planning
5 Commissioner, are, are we to treat this as like school
6 mitigation where we rely on others and another board, as an
7 example, to negotiate to those things and to certify that the
8 applicant has met the, the criteria that is required by State
9 Law, or are we as Planning Commissioners -- do we need to
10 become water professionals? And although we have the detailed
11 reports that are provided within the EIR and from the various
12 water agencies, are we to look at those and be able to say,
13 well, that, that looks, that looks right to me, or based on my
14 in depth professional knowledge of the water industry that's
15 correct or that's wrong? Where, where do we fit into this and
16 what's our, our responsibility as, as Commissioners looking at
17 this particular aspect of an EIR?

18 MR. WORTHINGTON: Well, I'll, I'll give you, I'll
19 give you my answer and then I'll turn to your City Attorney,
20 'cause he may have a, a more legalistic answer.

21 I -- you are required, or at least my understanding
22 of the State Law, you are required as the lead agency to query
23 the water purveyor for a project, in this case Santa Clarita
24 Water Division. And in this instance the City requested
25 information from them, requested an answer to the question, is

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1 there enough water. And under SB 610 the water purveyors
2 obligated to answer those questions for you. And you can turn
3 to them as the expert on water for this particular project for
4 answers.

5 So I, I don't think you need to be water experts.
6 You're, you're asking them their professional opinion based on
7 their information. And based on 610 and other laws it can no
8 longer be based on just a single sheet of paper they can fire
9 back to you saying, yeah, there's water, trust us. It's got to
10 be backed up by, by information.

11 In this case it's taken the form of the, the 610 and
12 the water supply assessment that they provided back, along with
13 other information like the Urban Water Management Plan, the
14 Santa Clarita Valley Water Reports. There's, there's quite a
15 lot of information that's available in the Santa Clarita
16 Valley.

17 So, I mean, that's my answer. I don't know if
18 that's --

19 MR. WOLENBERG: And I would agree. As 610 puts most
20 of the, most of the burden on the water purveyor and not on the
21 City.

22 COMMISSIONER WINSMAN: Okay. That's, that's good,
23 thank you.

24 CHAIR BERGER: Okay. Commissioner Trautman?

25 VICE CHAIR TRAUTMAN: Well, I'm going to piggyback on

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1 that feedback on that for just a minute because even though we
2 -- clearly the purveyor, if the information they receive
3 doesn't seem conclusive or has deficiencies or a methodology
4 that doesn't seem to work then it is our responsibility, is it,
5 is it not, as Planning Commissioners to, to ask for further
6 clarifications or to ask for additional information to seek
7 some outside advice. I'm am ask the -- Brad about that.

12

8 MR. WOLENBERG: Well, my understanding of it the way
9 610 is set up is we have to seek this information, and where
10 we're directed to seek it from is from the purveyor, so if the
11 purveyor provides us with information I'm not sure if we have
12 the jurisdiction to question the basis for that information and
13 carry out our own analysis, because the law requires that they
14 carry out the analysis and provide the answer back to us.

15 VICE CHAIR TRAUTMAN: But we still have the capacity
16 to determine whether that answer fulfills --

13

17 MR. WOLENBERG: Right. There does then come a time
18 where we have to determine whether the -- we make the final
19 determination as to whether there's sufficient supply for this
20 project based on the information supplied by the purveyor.

21 VICE CHAIR TRAUTMAN: Okay. Because otherwise we
22 could just accept that letter and be done with it. I mean, it
23 seems to me that it -- that finally resides with us, if you
24 make sure that we understand and agree with all the information
25 that's presented to us. Otherwise you're going to have just a

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1 letter verifying that it's there and you don't --

2 MR. WOLENBERG: Right. The, the -- it has to be
3 wrapped up under the approvals of the project that we have to
4 make that determination that there is sufficient water supply,
5 and it's usually based on the -- like I said, based on the
6 information provided. But ultimately that decision is being
7 made by the City that, yes, there's sufficient water.

8 VICE CHAIR TRAUTMAN: Thank you. I do have other
9 questions. I had a number of them and some of them may well be
10 passed on to you in written form. But in reviewing the water
11 section the number of service connections for the year 2002 is
12 listed at fifty-eight thousand two hundred and twenty-one acre
13 feet, and the project -- and the projected number of service
14 connections for 2025 is a hundred and seven thousand two
15 hundred. So then given that information is the 2025 figure
16 consistent with the population projections as stated in the
17 population housing and employment section of the DEIR, which is
18 at about four hundred and fifty thousand dollars -- four
19 hundred and fifty thousand people, population.

20 The reason I ask that is because when we talked about
21 traffic versus population, housing and employment we were
22 looking at number that were taken from different sources. We
23 were looking at numbers in traffic that were taken based on
24 general plan and area plan buildout which had outdated numbers
25 that went back more than ten years, but then we were also

1 looking at population, employment and housing that was based on
2 the latest SCAG figures, latest Department of Finance numbers.
3 So I guess my -- what I'm trying to connect here is how do we
4 go from, from less than two hundred thousand, just under two
5 hundred thousand or just over two hundred thousand population
6 to about four hundred and fifty thousand population without
7 doubling the amount of service connections and doubling the
8 amount of water that's required, and I don't see that
9 connection. Let's see.

10 MR. WORTHINGTON: Can I give -- you want me -- are
11 you done with that question?

12 VICE CHAIR TRAUTMAN: Sure, you know, I have other
13 questions, too.

14 MR. WORTHINGTON: I'm going to rephrase it so
15 hopefully I'm going to get your question right.

16 VICE CHAIR TRAUTMAN: All right.

17 MR. WORTHINGTON: What the sense of your question to
18 me is that, that you want to know first and foremost I guess,
19 it has to do with the water connections. And I would, I would
20 make a clarification here or make a statement about water
21 connections that's important to understand first, that when we
22 talk about water connections that doesn't necessarily transfer
23 into one family on an -- on the residential side for example.
24 It could be that one water connection serves an entire
25 apartment complex. So within it you could get the demand

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1 equivalent of say five hundred households under one connection.
2 That's probably an exaggeration but, but I think you understand
3 the point. It could be that one connection serves an entire,
4 entire industrial complex.

5 So you can't necessarily equate the number of
6 connections with the number of people or the number of
7 households. There, there needs to be some rational movement
8 between those numbers. So keep that in mind.

9 And the, the other part of your question focuses on,
10 I think, finding out if we're using the same population
11 projection figure, and then spreading that population figure to
12 the traffic study, to the noise modeling, to the water
13 modeling, and using one figure on everything. Is that it?

14 VICE CHAIR TRAUTMAN: Well, that's true. I want to,
15 I want to make sure that we're using the same figures --

16 MR. WORTHINGTON: Right.

17 VICE CHAIR TRAUTMAN: -- because we obviously weren't
18 in those, those two previously discussed sections of the draft
19 EIR. But the other thing, too, is even if the connections
20 don't match household per household, if we're looking at water
21 demand increasing to about a hundred and thirty-eight thousand
22 acre feet per year at buildout of 2025 and we're using about
23 eighty-five thousand acre feet now in an average year, why
24 aren't we talking -- we may not be doubling connections, but
25 surely we would be increasing water demand over that hundred

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1 and thirty-eight thousand acre feet?

2 MR. WORTHINGTON: Well, not necessarily, and
3 I'll -- we'll come back with a very specific answer because I
4 can't answer all of that off the top of my head. But in having
5 to grapple with these issues before I kind of know where the
6 answer's going to lead. And, and if I can speak just for a
7 moment, for example, about where we get this projection of
8 connections as they go forward and compare that to the
9 projections for water demand in the future, and I could recite
10 some figures here but, but it would probably confuse me even
11 more than anybody else.

12 All of those connection projections and projections
13 of demand come from CLWA. And when they did their 2000 Urban
14 Water Management Plan they did a, I'll say, very comprehensive
15 estimate of, of behavior, water behavior for the Santa Clarita
16 Valley. And they compared and actually did projections using a
17 variety of methods.

18 And ultimately, and this is explained in the section,
19 you'll find it in there, it's, it's a description of how CLWA
20 went about deciding which is the best way to project future
21 water demand, and they ultimately settled on a combined
22 approach. They, they pulled together two methods and used
23 them. And, and there's a graph in there that shows you what
24 connections do per year and, and population projections that
25 result in certain water demands. So I don't believe, and I

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1 could be wrong here, and so we'll give you a specific answer
2 next time, I don't think you're going to get a direct match
3 between the water demand projections going out into the future
4 and say, let's say, traffic. I think it will be close but I
5 don't think it's going to exactly match up because you've got
6 Los Angeles County and the City run a combined traffic model,
7 and it's based on land -- buildout of land use, and that's its
8 method it selected, as opposed to, for example, the logarithmic
9 method that CLWA considered in determining connection activity
10 year to year which was in part based on past number of
11 connections. They went back and looked in prior years where
12 development was happening rapidly and where it wasn't and said
13 how many connections occurred, so what could we expect in the
14 future, as opposed to population projections.

15 So that's a convoluted answer to your question, at
16 least a part answer, but we'll, we'll come back with a specific
17 response.

18 VICE CHAIR TRAUTMAN: Okay. And as far as
19 conjunctive uses, the Semitropic water storage is up you said
20 now to fifty thousand acre feet, that's the amount of water
21 that's actually stored there.

22 MR. WORTHINGTON: Right.

23 VICE CHAIR TRAUTMAN: Does it -- if that is
24 available. But is it also the case that it is available maybe
25 now, maybe not as much later because there are multiple users

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1 who are drawing on that same pool of water, I think it was
2 twelve thousand five hundred acre feet that was in there
3 before, but we didn't necessarily have access to that all the
4 time. And once that's used what else do we have access to? I
5 guess what I'm asking is is there an explanation in the Urban
6 Water Management Plan as to a range of possibilities of what
7 water is available at any given time from any of those
8 conjunctive uses, the water banking, the desalinization, water,
9 you know, transfers, those sorts of things?

10 What I see reported a lot in the water reports is a
11 static number, as though that number is always available. So
12 in reviewing the Urban Water Management Plan did you see that
13 there was a range of possibilities for all of those?

14 MR. WORTHINGTON: Well, I would, I would tell you,
15 and you asked a couple, at least I heard a couple of different
16 things in that statement, and so I'll try to deal with them one
17 at a time.

18 The first has to do with my understanding of a
19 conjunctive use, in this case the, the physical water that's in
20 Semitropic. It's absolutely true that as the water goes in a
21 certain amount can never come out, they could never have access
22 to it, they lose a certain percentage. I think it's also true
23 that once they put water in and then they use it they're going
24 to have to replace that water. If, if they're to keep, for
25 example, their level at fifty thousand, they're going to need

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1 to replace it in future years. So I would suspect that if they
2 use -- they go to that bank next year and draw ten thousand
3 acre feet out it's going to drop, now they've got forty
4 thousand of acre feet of water available. And, you know, I, I
5 think that they would tell you, although I don't want to put
6 words in their mouth and -- but I think that they would tell
7 you that their efforts at tying up a contract with Semitropic,
8 and the fact that they don't always use all of their Table A
9 allocations, their Table A amounts from the State Water Project
10 system that, that they expect there'll be years where there'll
11 be no water available to put in the bank, and there'll be years
12 where there is water available to be put in the bank, and they
13 intend to take that water when it's available and put it in the
14 bank, and they would use the last couple of years as an example
15 of that.

16 For example, in 2003 they had of their ninety-five
17 thousand and change Table A amount in the State Water Project
18 system they received about eighty-five thousand acre feet.
19 Well, the, the demand for State water was around forty, forty-
20 three thousand acre feet this year so they have obviously an
21 excess amount. Their choice was to either turn it back and say
22 we can't take it, or to take it and put it somewhere, and they
23 put it in the bank. But I think it's absolutely true that that
24 amount in the bank will fluctuate year to year as they draw it
25 down and as they don't touch it.

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1 As it -- as your question relates to the Urban Water
2 Management Plan and sources of supply that are listed such as
3 conjunctive use or desalinization, and, and to me this speaks
4 to the figure, and we had them up on the board, but in, in, in
5 most instances when you look at these tables you see under the
6 dry year scenario out 2020 or 2025 you see a higher surplus
7 than you see in an average year. So you asked the question,
8 does it show a range of water or are they going to use all of
9 those amounts from all those sources in every year, is, is all
10 that water always available?

11 The way I view that is certainly if there's a year
12 where we show in a table in a, in a dry year scenario that
13 there is eighty-five thousand acre feet of surplus, well, that
14 kind of doesn't make sense. You, you pause on that and say
15 wait a minute, it's a dry year. How can there be a surplus of
16 water?

17 That isn't necessarily a surplus of water that
18 they'll, they'll be able to put someplace, like in a bottle,
19 and say, all right, we have that. It represents a series of
20 sources that are available to them in varying amounts and they
21 can turn to any one of those or all of those in any particular
22 year and take water, if it was needed.

23 So why we show a surplus is obviously, obviously if
24 you add up all of those sources and you use them all or they
25 were all available you'd have more water than you knew what to

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1 do with. Well, they certainly wouldn't go purchase all that
2 water. They would pick and choose from various sources, I'm
3 sure, based on financial considerations and, and deliver
4 ability considerations and take the water they needed.

5 So in some ways when we're forced to show surplus or,
6 or deficit figures way out into the future and you tap into all
7 the sources that may be available and add them all up it looks
8 like a huge number, but in reality they're never going to go
9 buy all that water or buy access to all that water 'cause they
10 wouldn't need to.

11 So you have to, at least I do, I look at those tables
12 and say, okay, you struck on the word range, well, it's not a
13 range listed in the urban plan. It tells me that up to that
14 amount of water is available in a given year. And I think
15 that's what that's, that's saying.

16 VICE CHAIR TRAUTMAN: Okay. I think some of these
17 questions are probably better answered by CLWA, but a question
18 directly related to the Riverpark. The EIR is -- I understand
19 that the Saugus and Valencia Water Reclamation Plants are near
20 capacity, and I'm wondering if there's not much -- much more
21 room for expansion at those locations how will the water from
22 Riverpark be treated? Will it be transported?

23 MR. WORTHINGTON: Actually, if you look through the
24 document and in the waste water treatment section of the EIR
25 you're correct in that presently their, their nearing capacity.

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1 But there's -- they also have an expansion planned, I believe
2 already approved. And, and they anticipate having enough
3 capacity in those two plants to treat the buildout of the
4 Valley, at least through 2025. I could be wrong about that
5 figure but I'll bring back a specific answer for you. But it's
6 still intended that, that the combination of Plant 32 and 26,
7 as they're tied together, will still be the location where
8 wastewater would be treated. But I'll bring you back specific
9 figures on the amount --

10 VICE CHAIR TRAUTMAN: Okay. And how is that --

11 MR. WORTHINGTON: -- of future capacity.

12 VICE CHAIR TRAUTMAN: Then how, how is that
13 transported? Because I understand there was an issue with the
14 water that was released from the Saugus Treatment Plant that
15 killed some of the cottonwoods in the river and so on. There
16 was, there was a -- an overabundance of nitrogen in the water
17 needed to be moved for treatment, so there was some damage done
18 in the river in moving that water. So I'm interested in
19 hearing how that would be moved.

20 MR. WORTHINGTON: Okay. Yeah, I hadn't heard about
21 that so I'll, I'll check that out.

22 VICE CHAIR TRAUTMAN: And just one other question for
23 now, and that is regarding the Saugus Formation. Throughout
24 the report that I read the -- I was reading things like the
25 information on the aquifer characteristics are limited. So I'm

18

19

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1 wondering -- and I think that was the one that you mentioned
2 before where there is supposedly an additional twenty thousand
3 acre feet --

19

4 MR. WORTHINGTON: From the Saugus.

5 VICE CHAIR TRAUTMAN: -- from the Saugus
6 Formation --

7 MR. WORTHINGTON: Right.

8 VICE CHAIR TRAUTMAN: -- in addition to the seventy-
9 five hundred to fifteen thousand that's being used now, or can
10 be used now. How do we know that that twenty thousand acre
11 feet is actually available when we don't have a lot of
12 historical data on the Saugus Formation, how to get it out, how
13 accessible, how potable it is, those issues?

20

14 MR. WORTHINGTON: Well, the studies that are provided
15 in the appendix and those on the reference list address that
16 issue specifically, and clearly they're based on estimates made
17 by groundwater hydrologists, and in some cases they're based on
18 pump tests. I know the Saugus Aquifer has been pump tested, as
19 has the Alluvial Aquifer. But they base those estimates on
20 pump tests and then modeling on top of the pump tests to
21 determine first of all the size of the aquifer. And in this
22 case they know from using old oil well data how deep the Saugus
23 Aquifer of the Saugus Formation runs. And that's why, as I
24 said before, it's in the thousands of feet deep. They then,
25 based on soil type characteristics and the, the, the, the

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1 sloping of the basin itself, the characteristics of the basin
2 determine how much water is in there. And it's approximately,
3 if I get this figure right, one point six million acre feet of
4 water is the estimate for the Saugus Aquifer.

5 So it then gets down to the question how much is
6 available in the future as, as we go forward. They touch
7 on -- touch upon that. I believe it's Slade who has provided
8 that analysis, but I'll answer that, that one for you
9 specifically, as well.

10 VICE CHAIR TRAUTMAN: All right. Thank you.

11 CHAIR BERGER: That's all, Diane?

12 VICE CHAIR TRAUTMAN: Yes, thank you.

13 CHAIR BERGER: Okay. Great. Mr. Worthington, if you
14 wanted to go to the next subject that would be great.

15 MR. WORTHINGTON: Okay. What I'd like to do is give
16 you an update on ammonium perchlorate. And as before, this
17 information can be found in the water section itself of the
18 EIR.

19 And just by way of background, I don't know how many
20 people have a history and, and know what's going on, so I'm
21 going to repeat some things that maybe you've heard before, but
22 we'll go through it.

23 Perchlorate was first discovered in four wells in the
24 Saugus Aquifer, I think around 1997. At this point five wells
25 have been voluntarily, voluntarily taken out of service for

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1 Saugus Wells and one Alluvial Well. And the source of that
2 perchlorate is likely the Whitaker Bermite site or the
3 Portobelo site.

4 In 2000 the Santa Clarita Valley water purveyors
5 filed a lawsuit against the Whitaker Corporation, Santa Clarita
6 LLC and Remediation Financial, that's the owners of the site,
7 operates of, of the former Whitaker Bermite plant, seeking
8 recovery of response costs and other damages, as well, as well
9 as injunctive and declaratory relief. In essence they filed a
10 lawsuit to try and get some costs back.

11 In April 2002 CLWA approved a plan with the U.S. Army
12 Corp of Engineers to study the perchlorate issues near the
13 Whitaker Bermite site. Federal funding of this effort was made
14 possible through the Santa Clarita Valley Congressman Buck
15 McKeon's Office and work began in August of 2002.

16 In March 2003 water purveyors entered into an
17 environmental oversight agreement with the California EPA and
18 DTSC, the Department of Toxic Substance Control. DTSC will
19 provide the review of actions being taken by the purveyors to
20 respond to the perchlorate contaminations near the well sites.
21 The investigation will include long term, and if necessary
22 interim solutions, to address impacted groundwater wells.

23 In September 2003 purveyors agreed to an interim
24 settlement of their lawsuit with Whitaker Corporation, Santa
25 Clarita LLC and Remediation Financial. And under that interim

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1 settlement agreement the defendants have agreed to pay certain
2 costs, past costs and fund up to five million dollars to
3 prepare a cleanup plan that will restore water production and
4 capacity of the impacted wells and protect future wells from
5 future contamination. When the cleanup plan is submitted to
6 the regulatory agencies for approval the costs for remediation
7 -- or for a remedy is developed the parties will, will enter
8 then into a good faith negotiation to complete the settlement.

9 And at the end of the day, from a water supply
10 standpoint, the questions that we've seen by various parties
11 have centered on, well, if, if the water's polluted how much is
12 really available. Well, clearly the five wells that have been
13 shut down aren't producing any water. But information from the
14 water purveyors and, and as evidenced by the ground -- the
15 Santa Clarita Valley Water Reports, just as one source, still
16 shows a similar amount of groundwater's being produced, even
17 without those five wells in operation. So in essence they've
18 been able to tap into other wells in order to make up that lack
19 of supply from those five. And you can leave it for a second.

20 The bottom line is is that the question comes to is
21 there approved treatment technology for the perchlorate or not,
22 and there is. There are cases already ongoing in the State
23 where treatment technologies are being employed to return that
24 water to a condition of potability, of drinkability. The
25 purveyors have stated that ammonium perchlorate was discovered

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1 in the local groundwater, has not at all limited the amount of
2 water local purveyors have planned to deliver from the Alluvium
3 and the Saugus Formation, and there are some key words in
4 there. It's not only -- it hasn't limited the amount they pump
5 today, but how much they plan to pump in the future. It's
6 their belief, and this is also in the EIR, that it's there
7 belief, the purveyors belief, that the technologies that are
8 proven to exist today can treat this issue, can treat the
9 water, and can prevent it from spreading. Now obviously that,
10 that whole plan isn't done yet and we haven't seen the end
11 result. We can't look at that and say, yes, it's all cleaned
12 up.

13 So at this point, and this gets back to a question
14 of, of, of who do you believe. Well, the water purveyors and
15 CLWA I think, as least from our standpoint, have developed a
16 plan that meets the Corps satisfaction so far, and they've
17 identified treatment methodologies that are actually permitted
18 by the State now. That wasn't the case five years ago. So a
19 lot of progress seems to be being made on the treatment of
20 perchlorate, so it's a reasonable expectation that they would
21 be able to treat this water and get production back from those
22 wells. You can go ahead and go to the next one.

23 That's kind of a roundup of the perchlorate issue.
24 You can kill that one. And what I'd like to do now, unless we
25 want to stop on perchlorate, 'cause there's kind of a clear

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1 division here. We talked about perchlorate and then we're
2 going to talk about water quality in general.

3 CHAIR BERGER: Yeah, we have questions. Dennis?

4 COMMISSIONER OSTROM: There was a time line on the
5 perchlorate cleanup?

21

6 MR. WORTHINGTON: I haven't seen a definitive date
7 yet on how long it specifically will take to clean it up and to
8 get a plan going. My understanding, and I'll verify that, is
9 that they intend a pump as you go program.

10 COMMISSIONER OSTROM: Yeah.

11 MR. WORTHINGTON: So there won't necessarily, I don't
12 think, be a, a total end date or maybe there will.

13 COMMISSIONER OSTROM: Be more of a management --

14 MR. WORTHINGTON: Correct.

15 COMMISSIONER OSTROM: -- thing. Okay. And then
16 secondly, is there an estimate of how much perchlorate is down
17 there?

22

18 MR. WORTHINGTON: I have not seen one. I can ask
19 that question and, and come back to you with an answer.

20 COMMISSIONER OSTROM: Okay.

21 MR. WORTHINGTON: But I have not seen an estimate
22 yet.

23 COMMISSIONER OSTROM: Okay. Thank you.

24 CHAIR BERGER: Tom, I think that finishes that.

25 MR. WORTHINGTON: Okay. The next topic is, is water

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1 quality, I'll say water quality in general, and this has to do
2 with, with storm water runoff from a project site, in this case
3 the Riverpark, Riverpark site. And the section in the EIR
4 follows the water supply and demand section and it addresses
5 water quality. An the purpose of that section is to analyze
6 the projects potential impact on storm water flows ultimately
7 that end up in the Santa Clara River and then the Pacific
8 Ocean. And we analyzed the project from a perspective of
9 construction, what are the impacts, what can be expected during
10 construction, and then operation of the project, and then
11 accumulative impact. And the project -- the EIR includes a
12 series of mitigation measures, or as they'll be termed best
13 management practices that are employed to project sites to
14 prevent groundwater pollution or water pollution in general.
15 The EIR section we have is based on a water quality technical
16 report prepared by Psomas Associates.

17 As everybody knows by this point storm water, when it
18 rains, carries pollutants. And it can carry them into the
19 pipes and they end up in the Santa Clara River in this case.
20 It's good to know when you're talking -- you're thinking about
21 this issue for the project site the existing conditions that
22 are present on the project site. And as we've heard in prior
23 presentations the existing uses of the site include part of the
24 site being used as a contractors storage yard. And the
25 remainder of the site, generally speaking, has been used for

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1 dry land farming and row crop farming, not on the entire site
2 but on a good portion of it. And then the, the balance of that
3 land has just been vacant. So I would say the sources of, of
4 potential contaminants that could get caught up in storm water
5 would include pesticide use for agricultural production and
6 perhaps some oil staining and the like at the contractor yard
7 and those types of things. But as development occurs most of
8 that will be removed from the site, at least the portions that
9 will be developed.

10 Also important to know that the Santa Clara River for
11 most of the year is dry. And, and pollutants are, are only
12 carried downstream when there's water flowing. So most of that
13 will occur during the big storm events. So any mitigation
14 measures that apply, at least the big hitters, the ones that
15 will reduce or, or eliminate most of the pollutants will
16 address capturing as much of that storm water runoff as
17 possible, up, up to about seventy-five or eighty percent of it
18 is what the law requires.

19 The Santa Clara River is an impaired water body for
20 chlorides and, and nutrients. And what that means is the, the
21 State and Federal Government have, have identified it as a --
22 as in essence a problem area for those two pollutants. So they
23 have produced plans, and I won't go into all these in detail,
24 this is a very generalized discussion. Both your staff report
25 and then the EIR section gets into very significant detail on

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1 these topics.

2 But suffice to say that the water quality runoff from
3 a site is, is heavily regulated by the Federal Government in
4 terms of the Clean Water Act, by the State Government, the
5 Porta Cologne Act, by the City of Santa Clarita, by the County
6 of Los Angeles Flood Control and Watershed Divisions. All of
7 them play a role in capturing and treating runoff from a
8 project site in its various stages, both construction, there
9 are a series of plans that are required to help meet the
10 objectives that the, the Regional Water Quality Control Board
11 has for this basin. In essence, all of those laws and plans
12 are intended to result in runoff from project sites. There's a
13 specific term for it, I'll read it to you but they're aimed at
14 meeting water quality objectives of the receiving waters.

15 So what State and Federal Law does is it places in
16 essence a target for water quality for a basin, in this case
17 the Santa -- upper Santa Clara Basin. And it says how much
18 pollution can go into this and still meet those standards. And
19 then all the mitigation that is laid out for projects in the
20 various plans that are, are requirements of developments have
21 to enact certain best management practices in order for that to
22 happen. Those include things, and some of them you see
23 everyday, sandbagging during construction to capture sediment.
24 You see now very commonly these, these rolled burlap mats,
25 those are to trap not just sediment but some pollutants. In

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1 longer term you see a lot of basins that are designed to
2 capture or detain water long enough so that water can filter
3 into the ground and pollutants can be filtered out of it before
4 it gets put into the river. That's just a very quick thumbnail
5 of, of the types of issues or types of ways that water is
6 treated.

7 Also, understand that as we've discussed under prior
8 questions that there are two wastewater treatment plants in the
9 Valley a well, and they also have discharge to the river and
10 contribute to the quality of the water that's present, and they
11 also have permits that they operate under, much like
12 development projects have to in order to make sure the quality
13 of water meets the standards.

14 What we did, or actually what Psomas Associates did
15 as part of the EIR is model loadings. So in essence what that
16 does is for a series of pollutants that are of concern they
17 model how those pollutants will come from the project site,
18 ultimately through the best management practices, through those
19 measures, and then ultimately in the river. And, and that
20 model is in essence a prediction of the quality of water that
21 ultimately gets into the receiving water, in this case the
22 Santa Clara River. And it's a pretty comprehensive model
23 effort and it's a -- a long description of it exists in both
24 the appendix and the section itself.

25 But as a result of that modeling and the best

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1 management practices that are employed, many of which are
2 requirements now of development projects, the modeling
3 indicates that the quality of water can meet the objective for
4 the basin coming from the project site. And no additional
5 mitigation measures beyond those that are listed as best
6 management practices in the various plans that are requirements
7 of State and Federal Law are necessary in order for that to
8 happen.

9 CHAIR BERGER: Dennis?

10 COMMISSIONER OSTROM: I have a real quick question.
11 In terms of capacities, you know, containment of these several
12 dams and things like that, is that sort of spelled out in terms
13 of like the drainage area? Do you have so much of a -- so many
14 thousands of square yards you've got to have so many cubic feet
15 of holding?

16 MR. WORTHINGTON: Yeah.

17 COMMISSIONER OSTROM: But is that codified and
18 everything?

19 MR. WORTHINGTON: Yeah, it is, and it's, it's based
20 on things, several characteristics.

21 COMMISSIONER OSTROM: Yeah.

22 MR. WORTHINGTON: Impactability of the soil, the
23 slope, how much of that land area is impervious and how much is
24 not, a variety of factors go into that. But, yeah, it is
25 codified at this point.

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1 COMMISSIONER OSTROM: Okay. Thank you.

2 CHAIR BERGER: Any other questions? Okay. Diane?

3 VICE CHAIR TRAUTMAN: I guess my first question is
4 and, and I think this ties in with what you were talking about,
5 I would like to know more about how the corrosion of impervious
6 surfaces does not substantially increase velocity to the river.

24

7 MR. WORTHINGTON: Okay.

8 VICE CHAIR TRAUTMAN: I have other questions, too,
9 but is that something that you can address?

10 MR. WORTHINGTON: I'll give it a shot.

11 VICE CHAIR TRAUTMAN: Okay.

12 MR. WORTHINGTON: First, I, I -- you said that
13 doesn't result in an increase in velocity. I think that, that
14 the statement should be that it won't cause a significant
15 increase in velocity. Increase in impervious surfaces alone
16 don't necessarily translate into an increase in velocity. In
17 this case for example you have a project site, not all of which
18 will be developed. Some of which will be developed, in essence
19 graded, but left in a, a condition where water can infiltrate
20 the soil, open space areas, parks, et cetera. A lot of those
21 will be reconfigured so they'll be able to capture and slow
22 down water.

23 So while if you envision a piece of concrete where
24 water can't infiltrate it, it runs off. Instead of running off
25 into the natural environment it may run off into a basin that

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1 catches that water. So in essence, it captures it, it detains
2 it, which means that it holds that water until a storm passes
3 and then it releases that after the storm is gone. So that at
4 the end of the day during the peak when the velocity is the
5 highest in the river this water didn't make it to the river and
6 it didn't then result in any change in velocity in the stream.
7 The peak then passes, the storm's over and that water is slowly
8 released. So it, it is possible that you can develop a site
9 through augmenting its characteristics and not have an increase
10 in velocity.

11 In this particular case the modeling that was done
12 indicates that there will be some changes in velocity in the
13 river. In some cases they go up, in some cases they do
14 actually go down, and that's a result of the change in the
15 configuration of the slopes. In some cases there is bank
16 stabilization being installed, there are hard surfaces being
17 installed for bridge abutments for example, and that does
18 change how the water moves through the river. So it could very
19 well be that any particular spot, if let's say in a normal
20 twenty year storm without the project velocity was four cubic
21 feet per second, but that very same spot once the project's
22 built with the bridge that it goes to five cubic feet per
23 second here but drops to two over here, so you're definitely
24 getting a change. And the graphics that are presented in the
25 flood plain modification section visually illustrate those

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1 changes. There's a series of colors that represent different
2 rates of velocity. And you can, if you flip them, you can kind
3 of see how they change.

4 But you can develop project sites without a necessary
5 increase in velocity in the storm channel depending on how that
6 water's handled from the project site.

7 VICE CHAIR TRAUTMAN: Okay. And so all of that
8 reference calculation, how that was arrived at, how many catch
9 basins, or not catch basins but retention basins and that sort
10 of thing, that's all explained in the appendices?

11 MR. WORTHINGTON: Yes, it is.

12 VICE CHAIR TRAUTMAN: Okay. I was also reading that
13 flows from this, what are being called I think side drainages,
14 are the seven, the seven --

15 MR. WORTHINGTON: Correct.

16 VICE CHAIR TRAUTMAN: -- streams that run in --

17 MR. WORTHINGTON: They're intermittent drainages as
18 opposed to streams but --

19 VICE CHAIR TRAUTMAN: Well, it says streams.

20 MR. WORTHINGTON: Right.

21 VICE CHAIR TRAUTMAN: It calls them drainages but
22 then it describes them as streams.

23 MR. WORTHINGTON: Right.

24 VICE CHAIR TRAUTMAN: Some are ephemeral and, and,
25 and some connect to the river above ground. But if the

25

26

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1 drainages are not that substantial from those streams is it
2 possible to leave them in their natural state, or is the
3 applicant requesting to put concrete in those?

4 MR. WORTHINGTON: Well, that, that -- I think that's
5 a question probably for the applicant is what they're willing
6 to do. Several of the drainages are -- I'll just say as the
7 project site develops they're not leaving them. They're going
8 to remove those drainages completely and replace them with dirt
9 and land uses. And, and the drainage that would otherwise come
10 from that would end up being in a series of pipes and
11 ultimately find its way to a basin and then into the river.
12 There are other streams that are being left on the project
13 site, and I think we have a diagram that shows that. If we
14 want to go through that, if in the break we can pull it out,
15 you know --

16 VICE CHAIR TRAUTMAN: Okay.

17 MR. WORTHINGTON: -- maybe we can get that up and
18 show you which ones stay and which ones don't.

19 VICE CHAIR TRAUTMAN: Okay. One in five I think are
20 the ones that we're told connect --

21 MR. WORTHINGTON: Right.

22 VICE CHAIR TRAUTMAN: -- to the river, and they come
23 under the jurisdiction of the Army Corp of Engineers.

24 MR. WORTHINGTON: Correct, right.

25 VICE CHAIR TRAUTMAN: Okay. So you're saying that

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1 all of those will be treated in one way, shape or form because
2 they did contribute.

3 MR. WORTHINGTON: Yeah. Some remain, some go. They
4 don't all go is my recollection, but we'll, we'll dig that up
5 at the break and then --

6 VICE CHAIR TRAUTMAN: Okay.

7 MR. WORTHINGTON: -- and then put that up. But they
8 do all go.

9 VICE CHAIR TRAUTMAN: And I also noticed, as you say,
10 with the diagrams of velocities I see that we're talking about
11 keeping velocity, velocity away from the riverbank, but I see
12 that there's a high velocity at the -- in the residential area
13 where A2 and B descend toward the river. It almost seems to,
14 to skip from the toe area to the buried bank stabilization with
15 a little bit of a gap in between. So that -- is that going to
16 -- and since I think maybe we're also talking about an area
17 where homes are -- is this an area, Susan, maybe you know,
18 where the homes are proposed to be removed as part of one of
19 the plans or that fall -- there are several homes that fall
20 into the one hundred year flood plain area.

21 MS. TEBO: That's area A2.

22 VICE CHAIR TRAUTMAN: That's it, A2, okay. So if, if
23 those remain is that -- if those residences remain does buried
24 bank stabilization, is it effective for dealing with the
25 velocity that does come close to the shore there?

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1 MR. WORTHINGTON: Generally speaking there, there is
2 no case in where -- and I, I didn't finish my statement before,
3 I apologize. It's not necessarily that, that you try and
4 design a project to where there is no increase in velocity.
5 It's -- you want to avoid having significant increases in
6 velocity, approximately five, you know, five CFS increase can
7 be considered significant. It depends on the agency involved.
8 But you can get changes in velocity without causing significant
9 effects. And how we know that is those velocities are modeled,
10 and there are certain velocities that are considered erosive
11 and certain velocities that are not. And as long as you can
12 keep velocities below those that are erosive then you haven't,
13 you haven't changed the characteristic, even though velocity
14 may go from four CFS to five, you haven't made that river
15 erosive.

16 So to answer you question about the bank
17 stabilization, it is specifically designed to prevent changes
18 in velocity from being significant so that they're not erosive
19 and don't result in erosion on the project site and then later
20 additional deposition downstream on somebody else's property.
21 So there will be changes in velocity, just not large enough to
22 be considered significant.

23 VICE CHAIR TRAUTMAN: Okay. And I also gather too
24 that there are -- there will be some sort of retention areas
25 for burn off coming down the river before this project, prior

1 to the bridge, because what came to mind this afternoon as I
2 was looking at that is the damage that was done to bridges when
3 we had significant rains here before, and I would like to know
4 that we're taking steps to avoid that happening to the, the
5 Newhall Ranch Road/Golden Valley Bridge over the river.

6 MR. WORTHINGTON: Just to clarify for me so we can
7 answer your question, you were referring, you mentioned burn,
8 are you referring to times when the basin, the watershed is
9 burned and is the design sufficient to handle increases in flow
10 that come from recently burned areas or --

11 VICE CHAIR TRAUTMAN: Well --

12 MR. WORTHINGTON: -- was that the question?

13 VICE CHAIR TRAUTMAN: I'm not using the right term,
14 but there is a term for the debris that comes down, water
15 from --

16 MR. WORTHINGTON: The burned bulk. The -- burned and
17 bulked --

18 VICE CHAIR TRAUTMAN: Burned and bulked.

19 MR. WORTHINGTON: -- are the two terms.

20 VICE CHAIR TRAUTMAN: Okay.

21 MR. WORTHINGTON: Okay.

22 VICE CHAIR TRAUTMAN: So burned and bulked coming
23 down river before the bridge which does not have any
24 stabilization, you know, prior to that bridge. Is there a plan
25 to do something to adjust velocities coming down from that area

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1 where -- that's not protected to protect that bridge?

2 MR. WORTHINGTON: Okay. I think I understand that.

3 I think what would probably be helpful is if at maybe in the

4 break or maybe for next we, we huddle and --

5 VICE CHAIR TRAUTMAN: Okay.

6 MR. WORTHINGTON: -- and come up more with a

7 comprehensive description for you of exactly what's expected to

8 occur and what's being anticipated and planned for --

9 VICE CHAIR TRAUTMAN: All right. Thank you.

10 MR. WORTHINGTON: -- from a stabilization standpoint.

11 VICE CHAIR TRAUTMAN: Thank you.

12 CHAIR BERGER: Okay. Rick?

13 COMMISSIONER WINSMAN: Could you tell me where I

14 could find or explain perhaps the effect that this project has

15 on groundwater recharging for the particular area, the, the

16 scope of the project?

17 MR. WORTHINGTON: Sure. There's a technical study

18 that was produced by CH2M Hill that specifically addresses that

19 topic. And to briefly summarize it it concludes that there --

20 and it doesn't just analyze the project site. It analyzes

21 development in the Santa Clarita Valley as a whole, and it, and

22 it, it tends to address the question or it does address the

23 question of has there been or will there be a reduction in

24 groundwater recharge as a result of development. And the, the

25 very quick conclusion for you, and it's not a long, you know,

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1 maybe seven or eight pages, so it's, it's fairly readable, but
2 it's in the documents, in the appendix to the document. But
3 the conclusion is is that because most of the recharge today
4 occurs in the Santa Clara River Basin, basically in the river
5 area itself, that -- and, and because that area is not being
6 developed that there still will be sufficient areas for
7 recharge. The development in general hasn't resulted in a
8 decrease, a substantial decrease in recharge, nor will it in
9 the future. There are still areas available in the river
10 itself to handle that recharge.

11 COMMISSIONER WINSMAN: So any, any change at all in
12 the amount of groundwater recharge would be basically
13 negligible from this project's standpoint?

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14 MR. WORTHINGTON: Right, correct.

15 COMMISSIONER OSTROM: I just -- I want to follow on
16 that a little bit. If there was no development in Santa
17 Clarita Valley at all how much of the recharge would occur in
18 the actual river?

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19 MR. WORTHINGTON: I don't know that figure.

20 COMMISSIONER OSTROM: Oh, okay.

21 MR. WORTHINGTON: If I can get my hands on the, on
22 the -- some of those figures.

23 COMMISSIONER OSTROM: Yeah, because I'm, I'm thinking
24 that maybe you're sort of including everything that's taken
25 place now and I'm really not getting a sensitive for the

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1 question that he originally asked.

2 MR. WORTHINGTON: Okay.

3 COMMISSIONER OSTROM: So I would kind of like to know
4 -- I mean, because what you're saying is that virtually all the
5 recharge takes place in the river. And, you know, I think I've
6 -- you know, I really don't know but I've heard a lot of people
7 say that recharge, you know, takes place outside of the river
8 too. And I just wanted to really critically address that.

9 MR. WORTHINGTON: Okay. We'll get into that.

10 CHAIR BERGER: Tom, what's -- is there anymore water
11 or is it -- are we going to pass it on to the --

12 MR. WORTHINGTON: That's, that's -- we're done for
13 water.

14 CHAIR BERGER: Let me ask you a question then that's
15 just an education if you can for me. This is kind of a
16 question on credibility of purveyors or credibility issue. You
17 know, a lot of this research and information you said was given
18 to us by our purveyor. I'm wondering how -- it, it seems like
19 it's so simple once, once you see this, I mean, where the water
20 is and we can contract with this person to get more water, and
21 during tough times we can go to these people, I'm wondering how
22 certain purveyors or certain communities, cities, let's say
23 Santa Barbara for instance, is this a bad management, maybe a
24 misinterpretation of the purveyor, but how does a city, if, if
25 we can plan out what we have, and I know our demographics are

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1 different than Santa Barbara, but how does a city get
2 themselves into a jam when there seems to be so much
3 availability of water at that time? It's not like the whole
4 State, we're all in, in the same position they were. But is --
5 was their purveyor not -- did they not have the insight or the,
6 the, the vision, or do they just -- was it -- they just don't
7 have the water cost too much? But it seems to me that even if,
8 if they can't have the water, they don't have anything
9 underneath, they could at least contract it. Am I wrong, or
10 did their purveyor mislead them, or how does a city get into
11 trouble?

12 MR. WORTHINGTON: Well, I can't necessarily speak
13 from a position of, of authority on the Santa Barbara
14 condition. But based on what I'm told of the Santa Clarita
15 Valley, if I were to use it and compare it to places like I
16 live in Moorpark, compared to Ventura -- compare it to
17 Ventura County. And, and if I look at Callegus Water District
18 to see what they've done in the last six or seven years as a
19 result of the 1900/'91 drought, which quite frankly educated a
20 lot of water districts.

21 The Santa Clarita Valley benefits greatly by having a
22 variety of water sources at its disposal, and particularly a
23 very large supply of groundwater relative to other locations,
24 Santa Barbara being one of them. And as a result, because it
25 has many different water sources that it can choose from it, it

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1 is easier for Santa Clarita Valley compared to other places
2 that let's say are on just State water to ride out times when
3 short -- supplies are short.

4 So I wouldn't necessarily say that a water, a water
5 district in Santa Barbara or anywhere is poorly managed if it's
6 having problems. It could be very well be that they are
7 constrained by having limited numbers of sources that they can
8 turn to. So if the State water supply, for instance in the
9 Santa Clarita Valley, if the State water supply is down in one
10 particular year you can turn to your groundwater and make up
11 the difference. Now, maybe not forever, but the State Water
12 Project won't be down forever.

13 So you can use different supplies to ride through
14 that, whereas other communities can not do that. They've been
15 forced to build desal plants that, that now, frankly, just sit
16 there and aren't being used. But you can look at Callegus
17 which has been investing a huge amount into a large water bank,
18 and their taking all the State water they can get and putting
19 it in the ground to the tunes of hundreds of thousands of acre
20 feet. And that's one way of, of saying, hey, we woke up in the
21 last drought where we didn't have all of those supplies locally
22 at our disposal and we're going to fix that. We're going to
23 put a lot of water in the ground when it's available so we'll
24 be able to use it and turn to it.

25 So bad management, I don't, I don't know if that's

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1 true of Santa Barbara. I do know that the Santa Clarita Valley
2 has at its disposal a wide range of supplies and that's
3 advantageous.

4 CHAIR BERGER: What you said was -- it helped, but I
5 guess my question was did Santa Barbara or does any community
6 you've ever dealt with think like us, that we have tons? We
7 just have tons. We can go anywhere to get it. Even in, in the
8 worst years on your displays we're still fine.

9 MR. WORTHINGTON: There are.

10 CHAIR BERGER: Are there communities that say the
11 same thing, that purveyors say the same thing and then other
12 issues come into play and, and that's how they get themselves
13 in a jam. I just don't want to say everything's cool because
14 our purveyors say it is and we do have plenty in even worse
15 times, and then all of a sudden the State says, hey, things are
16 changed, we're not -- you're not getting any water here and
17 this guy says no water here, that's the kind of worries that I
18 see.

19 MR. WORTHINGTON: Well, one -- that one statement you
20 made that, that the Santa Clarita Valley has tons of water, I
21 don't think any of the purveyors would tell you if you asked
22 them that you have tons of water.

23 CHAIR BERGER: Poor use of words, as well.

24 MR. WORTHINGTON: But I think they would tell you
25 that, that they have an adequate supply of water, that they

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1 have -- they're fortunate to have many supplies that they can
2 turn to in, in good times and in bad times, and that the water
3 quality available locally is generally good, and that's a big
4 advantage that they have over other areas that don't have all
5 those at their disposal. You know, whether, whether it's a lot
6 of water and they don't have to worry, I would, I would tell
7 you that they, they do worry about, at least as I've been told,
8 they do worry about their supplies and they want to make sure
9 that they are adequate. And a lot of dollars and time has been
10 invested in things like Semitropic Groundwater Bank and water
11 transfers that they have purchased from other water
12 contractors. You know, the 1999 purchase of forty-one thousand
13 acre feet was an example of, of making sure that in the future
14 they have access to as much water as they can get, at least in,
15 in terms of their planning. So I don't know if that helped or
16 not.

17 CHAIR BERGER: No, that helps a lot. Thank you very
18 much, Tom. What we'll do then is have Mr. Babcock now make the
19 next presentation. Welcome sir.

20 MR. BABCOCK: Thank you. I want to switch gears here
21 a little bit and talk about biology. What I'll do right now is
22 just go through, excuse me, the biological resources section in
23 the EIR, as well as the staff report.

24 By way of introduction here let's talk about the, the
25 background of the plan here, which is a Natural River

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1 Management Plan, NRMP, which was, as you know, approved by Army
2 Corp of Engineer, California Department of Fish and Game, and
3 Regional Water Quality Control Board back in 1998 where permits
4 were issued, approved for that, as well as certification of the
5 EIR/EIS for that plan.

6 I mention this because, first of all, you know, any
7 -- this plan covers of course all the, all the modifications to
8 the banks and river corridor along the Santa Clara River which
9 the Riverpark Project is a part of. And so any, any aspects of
10 the project that would effect bank stabilization or effect the
11 river corridors of the banks would have to be sure through a,
12 what's called a verification request letter to be sure that,
13 that their project aspects of the Riverpark are consistent with
14 the conditions and permits approved under the NRMP back in
15 1998.

16 Secondly, the Riverpark really is a subset of a
17 number of ongoing surveys, tedious surveys conducted along the
18 entire regional river for biology, and continuing surveys being
19 conducted along the river.

20 And that sort of segues into our next, next point
21 there that the volatile fuel surveys were conducted in 2002,
22 '03 and '04 for a variety of special status plant, animal
23 species, as well as common species. And you can see the
24 various plant and animal species that surveys were conducted
25 for. It's important to point out here though that our role in

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1 this, Impact Sciences role in this was primarily that of, of
2 compiling and reviewing and synthesizing surveys conducted by a
3 number of, of other independent biologists, and let me just go
4 through that list very quickly.

5 First of all for the NRMP, URS Greyer (phonetic)
6 conducted a number of conducted a number of biological surveys
7 for that report. The oak tree report for the Riverpark site
8 was conducted by Tree Of Life in 2003. Rare plants surveys
9 were conducted by Carol Acheson (phonetic) in 2002 and '03.
10 Butterfly and insect surveys by Grier Bio-Consulting (phonetic)
11 in 2003. Gnatcatcher surveys, mammal surveys and spadefoot
12 toad surveys by Compliance biology in 2003 and 2004. And bird
13 surveys conducted by Dan Guthrie, but he's been conducting
14 surveys since 1993 along the Santa Clara River, so he's got a
15 long history of surveys, and that includes the portion of the
16 river on the Riverpark site. And finally Entrix did, did some
17 work in 2004 on flood plain modification, which Tom will go
18 into a little later, regarding impacts on arroyo toad,
19 stickleback and red legged frog.

20 In summary there is -- there are fourteen different
21 plant communities identified as occurring on the site. A few
22 of them are listed there, sage scrub and chaparral scrub
23 communities, some nadia (phonetic) grasslands, and several
24 communities, riparian type communities associated with the
25 river and some of the ephemeral and intermittent drainages on

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1 the site.

2 We found -- the reports of all of the surveys that
3 have been conducted over a number of years, as well as this
4 past year, no State or Federally listed threatened or
5 endangered plant species were observed on the site, however,
6 six species are considered to be a concern by resource
7 agencies, primarily Fish and Game and Fish and Wildlife, as
8 well as California Plant Society were observed. And of course,
9 there are also a number of oaks on the site that are protected
10 by the City's tree ordinance.

11 With respect to animal species, again, no State or
12 Federally listed threatened or endangered species were found
13 breeding on the site. However, unarmored, unarmored three-
14 spine stickleback which is a Federally listed and State listed
15 endangered species, as well as the Santa Ana sucker, do migrate
16 through the site during high water flows, and that primarily
17 occurs, of course, in the winter months when there's water and
18 nothing there for them to pass through the site on their way to
19 breeding areas above and below the site. But there have never
20 been any documented instances of these species breeding in the
21 river on this, on this particular location.

22 Of all the species, of, of the fifty some-odd species
23 that are addressed in the EIR, twelve were considered of
24 concern again to resource agencies, primarily Fish and Game and
25 Fish and Wildlife. This, this concept of concern, species of

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1 concern, just is a really a -- almost a term of our -- it, it
2 condones -- I mean, it implies no legal protection under either
3 the California or Federal Endangered Species Act. There is a,
4 a term used by the agencies to -- sort of a warning flag that
5 these species may be eventually listed if, if the rest continue
6 to increase.

7 In terms of areas under the jurisdiction of Army Corp
8 of Engineers and Fish and Game with respect to drainages, of
9 course, the Santa Clara River, all of that is under the Army
10 Corp jurisdiction, Fish and Game jurisdiction, as well as --
11 well, there were seven small ephemeral and intermittent
12 drainages observed but not found on the site, of those the Army
13 Corp recently submitted a letter claiming jurisdiction on only
14 two of those drainages. There are five they are not claiming
15 jurisdiction under Section 404 of the Clean Water Act.
16 However, we have not heard from Fish and Game. Our assumption
17 is that they will take jurisdiction on all seven of these
18 drainages under the Stream and Alteration Agreement, Section
19 1600 of the Fish and Game Code.

20 Of course, Santa, Santa Clara River is under the
21 jurisdiction of both agencies and also functions as an, an
22 east/west wildlife movement corridor. I'm sure all of us have
23 heard much about movement and have, have linkage issues in this
24 area. And, and the EIR readily acknowledges the movement
25 corridor function of, of the river.

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1 In terms of impacts, under CEQA a number of
2 significant impacts were identified. These include, of course,
3 lots of riparian vegetation along the Santa Clara River. Also
4 a net loss of over two hundred and eighty acres of, of wildlife
5 habitat, natural open space. A number of these vegetation
6 communities combined to create this ecosystem based value to
7 outnumber wildlife species. And so that net loss can't be
8 captured, so that's considered a significant impact.

9 Potential loss of active nests of common bird
10 species, loss of active bird nests are a violation of Fish and
11 Game Code and Migratory Bird Treaty Act, as well as a loss of
12 populations of three special status plant species that were
13 considered of concern by Fish and Game or CNPS.

14 Rural oak trees, I think there's twelve trees that
15 are being proposed for relocation, three being removed entirely
16 because of the conflicts with the City Tree Ordinance, that's
17 considered a significant impact. And loss of Western spadefoot
18 toads, I'll go into that a little bit later if there's any
19 questions on that. Obviously, we found some, some toads this
20 past year out there. Although they are not listed as State or
21 Federally endangered and there is mitigation measures in the
22 EIR to minimize impacts, we're still calling that significant
23 impact because of the -- it has an -- the ability to, to fully
24 capture and relocate Western spadefoot toad has not been fully
25 tested and ultimately it's a significant impact that becomes

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1 unavoidable. There's also a potential loss of active nests of
2 four special status bird species for the same reasons for
3 common species.

4 Other significant impacts include a potential loss of
5 stickleback and arroyo chub. Arroyo chub is a fish species for
6 those not familiar with that. Again, that's during high water
7 flows during that period of time when the -- when either fish
8 species may migrate up through the, the site. Any
9 construction, bank stabilization, bridge construction, so
10 forth, that might impact those species during that time period
11 because they are significant.

12 Potential loss of three special status lizard species
13 and one small mammal species, loss of riparian habitat and
14 ephemeral drainage under Army Corp and Fish and Game
15 jurisdiction. Open habitat immediately adjacent to the Santa
16 Clara River, the, the threshold here is habitat within a
17 hundred feet of the edge of the riparian resource line. And
18 this is primarily because of a number of studies, including one
19 of our own, has supported the fact that species that are
20 dependent on riparian vegetation, some species are -- only live
21 in their riparian habitat, some -- and won't move to very far
22 out of it. Some live in the habitat but do, do often use
23 adjacent upland habitat as part of their life cycle, their life
24 history, and it's considered very important to sustaining those
25 species. So we identified a significant threshold in the EIR

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1 that identified a habitat within a hundred feet as being a
2 significant loss.

3 Permanent net loss of habitat within the SEA, as you
4 know this isn't the City's jurisdiction. Originally the Santa
5 Clara River, a portion of the Santa Clara River was under the
6 County SCA Program Number 23, I believe, SCA Number 23. The
7 City has adopted a similar designation for habitat along the
8 river and there would be a permanent net loss of habitat within
9 that, so that was identified as a significant impact.

10 When -- a number of indirect impacts result in human
11 and domestic animal presence, increased light and glare from
12 adjacent development, increased storm water and urban runoff,
13 and activities conducted during construction and grading
14 periods.

15 And finally, cumulative impacts associated with both
16 the construction of the, of the parkway through the project
17 site which includes the addition of a bridge across the Santa
18 Clara River as an extension of the Newhall Ranch Road/Golden
19 Valley Bridge, and then also cumulative impact associated with
20 your typical scenario of other projects in the watershed or in
21 the area that are proposed or under construction.

22 The EIR addresses -- identifies a number of
23 mitigation measures. Going back to the NRMP, and that EIR/EIS
24 identified a whole host of mitigation measures that the
25 applicant has elected to incorporate as part of the project

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1 design, so all those measures are incorporated into this EIR
2 that were certified a number of years ago by the Army Corp and
3 Fish and Game. Okay.

4 Here is just a -- you can't see if very well but
5 that's a graphic of, of the extent to the, the project and the
6 riparian areas in the, in the, the site. Okay.

7 The EIR also, again, mitigate -- mitigation measures
8 from the EIR/EIS are incorporated into the project, and the
9 EIR, some of the significant impacts identified by the EIR were
10 mitigated to less than significant by these NRMP measures which
11 include a variety of, of requirements from habitat restoration,
12 creation, avoidance of stickleback and chub during high water
13 flows, preconception surveys of these viable species or
14 relocation of them, and so on, as well as loss of active bird
15 nests and, and other species.

16 The draft EIR, again, also adopt or includes and
17 identifies a number of other mitigation measures to mitigate
18 significant impacts, and these include a development of a, of a
19 resource management and monitoring plan, extensive re-
20 vegetation requirements, the, the preservation of open space
21 for oaks and a number of special status plant and wildlife
22 species, and measures to protect the resources associated with
23 the Santa Clara River.

24 After all the mitigation we've -- there are several
25 impacts that are remaining significant, even after mitigation.

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1 Again, that includes the net loss of two hundred and eighty
2 acres of wildlife habitat and natural open space, the loss of
3 habitat associated with the SEA along the Santa Clara River,
4 loss of that upland habitat adjacent to the river, as I
5 mentioned a minute ago. And also, as I mentioned, the
6 potential loss of spadefoot toad, even though the EIR includes
7 a, a, a very extensive program to be coordinated with Fish and
8 Game to create additional habitat pools for this species.
9 Again it's, it's, it's not documented that this kind of program
10 will be successful and so there's potential for that loss to be
11 significant and unavoidable.

12 I believe that's it for biology, a pretty quick run
13 through of the, of the EIR. I assume you want to take
14 questions on this now or do you want to jump into the special
15 status species issues with the --

16 CHAIR BERGER: Let me just check real quick, what the
17 Commissioners would like to do here. Okay. Questions? You
18 know what we can do, if you don't mind, we'll take about a ten
19 minute break right now and then we'll come back and we can ask
20 some questions. Is that okay?

21 MR. BABCOCK: Deal.

22 CHAIR BERGER: Okay, great. Thank you.

23 (The Commission Recessed From 8:43 p.m., Until 8:57 p.m.)

24 CHAIR BERGER: Okay. Ladies and Gentlemen, I'd like
25 to call the meeting back to order. At this time I think Mr.

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1 Worthington says that there's -- he'd like to talk about a
2 section that's relevant and might excite a few questions and
3 answers to a few questions.

4 MR. WORTHINGTON: Yeah, the, the topic is biology as
5 it relates to flood plain modification.

6 CHAIR BERGER: Perfect.

7 MR. WORTHINGTON: And what Mr. Babcock addressed was
8 the -- I'll say the more general, and some were specific
9 impacts of the project site, but it didn't focus on those
10 changes that would occur primarily in the river as a result of
11 the construction of bank stabilization, the construction of the
12 bridge, installation of bridge abutments. And we were sort of
13 touching upon this earlier, about velocities and change in
14 sedimentation, change in behavior of the river as a result of
15 the project. And there's two aspects to that. There's the
16 engineering aspect which deals with questions like velocity and
17 sedimentation scour, erosion and, and the physical changes that
18 occur to the river itself, and then downstream. And then
19 there's the biological effect it has on, on species that occupy
20 that area, and in particular there are three species that are
21 studied in the EIR that are sensitive aquatic species, and
22 those three species are the stickleback, the arroyo toad and
23 the red legged frog. Those three species have been talked
24 about a lot lately, not just in the Santa Clarita Valley but in
25 the State.

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1 So what I, what I, I'd like to do is briefly describe
2 the analysis that was done and then, then we can go into
3 questions. I think it, it, it may, may probably give you more
4 questions, but we'll do it that way.

5 The purpose of this section is to address the
6 biological effect and the effect on those three sensitive
7 aquatic species that occur from the project, which includes the
8 installation of buried bank stabilization, bank stabilization,
9 I'll call it traditional bank stabilization at bridge
10 abutments, and the installation of the bridge which has piers
11 sunk down into the river. All those things have the potential
12 to effect the way the river behaves which then can effect
13 species that, that inhabit the river. And as I said the three
14 species are stickleback, arroyo toad and red legged frog.

15 Also, keep in mind 'cause it's important to the
16 biological analysis amongst other things that the Santa Clara
17 River certainly upstream of Treatment Plant 26, which is at
18 Saugus, basically at Bouquet or south of Bouquet Bridge, or
19 downstream of Bouquet Bridge, excuse me. The river upstream of
20 that point is typically dry unless there are storm events
21 occurring. So when we talk about what effects the project has
22 on let's say stickleback fish, that primarily is going to occur
23 during large stormy -- or storm events that result in flow,
24 visible flow through the river. Not necessarily so when it
25 comes to toad or frog, they, they behave differently, obviously

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1 have different requirements during different times of year than
2 do fish.

3 What we want to know, in essence, are, are the
4 changes that are going to occur to the river, changes in
5 velocity or, or changes in the location of certain velocities
6 going to significantly impact these species. And as a, as a
7 result of that question the firm of Entrix was retained in
8 order to produce a very focused survey or study that addressed
9 that question. They surveyed the project site, have knowledge
10 of the site and its surroundings up and downstream as it
11 relates to these aquatic species and provide that level of
12 expertise for us, and then we incorporated a summary -- a
13 summarization of their study into our section. Their report is
14 found in the appendix to the EIR if you want to read that.

15 I'll go through briefly the three species and, and a,
16 and a determination as to how likely the species presence is
17 or, or are on the project site or in the river. And the first
18 of those is the stickleback. And as I said, when water's
19 flowing, and as Mr. Babcock said, when water's flowing it's
20 presumed that stickleback may very well inhabit that project
21 site or adjacent to it in the river.

22 Arroyo toad, an important fact -- factor to consider
23 when thinking about or talking about arroyo toad is a recent
24 biological opinion by the Fish and Wildlife Service for the
25 Natural River Management Plan that's been mentioned. And that

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1 plan stated that Natural River Management Plan improvements,
2 including bank stabilization and bridge crossings, are unlikely
3 to damage the Santa Clara River arroyo toad population. The
4 toad does exist downstream of the project site at various
5 locations and also -- well, no, that's not true, different
6 species, sorry. But it does occur downstream of the project
7 site in various locations. But the Fish and Wildlife Service
8 has indicated that the habitat that occurs on the project site
9 for arroyo toad is -- will not likely yield the presence of
10 arroyo toad here. And we've relied on that opinion, as did
11 Entrix, and the information contained in that to help with the
12 analysis.

13 The next species, red legged frog, the red legged
14 frog, based on a lack of habitat on the project site for it is
15 highly unlikely to occur on the project site. It does not
16 occur in the local vicinity. It does occur up in San
17 Francisquito Creek, far upstream of, of Copper Hill, well
18 upstream of Copper Hill, several miles up in the Forest Service
19 property, but it's not likely to occur on the site at all.

20 So as a result the pertinent question would be what
21 effect does this project have on stickleback and arroyo toad if
22 it were to occur. The types of impacts that can happen involve
23 certainly velocity changes, is scouring going to be changed or
24 where scour occurs going to be changed, are banks going to be
25 -- unprotected banks going to be moved or eliminated as a

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1 result, resulting in downstream deposition which can effect
2 downstream populations. So those are the types of questions we
3 endeavor to, to answer.

4 And as a result of the analysis, the hydrological
5 analysis first of all which indicated that there would be no
6 significant changes in velocity resulting in then downstream
7 effects of deposition, there will be changes in velocity. And
8 in this section you'll find a series of, of graphs, charts,
9 pictures that, that show the modeling that took place. And,
10 and let's pause and talk about that for just a moment.

11 Psomas and Associates ran a hecres model that, that
12 was for their flood analysis, and that model attempts to take
13 varying storm and storm conditions and model the amount of flow
14 in the river. And there are series of a cross-sections where
15 data's provided that shows how the water behaves during various
16 storm events, two year storm, five year, ten year, twenty year,
17 fifty year, a hundred year. All of those events are analyzed
18 and they're compared for not only the amount of water flowing
19 in the river, the, the water depth during those storms at
20 locations and in various locations in the river, the velocity
21 of the water during those storms in the river, all of those are
22 compared in various forms, either in graphs, charts, data
23 tables, and then pictures. And what we've tried to do is take
24 a very technical topic and boil it down to the behavior of
25 water during those storm events to try and answer the question

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1 of what effect those changes may have on species that inhabit.

2 And we focused that on stickleback primarily.

3 And as a result of that modeling it indicated that
4 there would be no significant changes in velocity that could
5 then lead to scouring. There are changes in velocity. In some
6 cases velocity increases, as I said before, and in some cases
7 it actually decreases in certain spots. That's because the
8 river is being modified. You're having piers put in to support
9 bridges so the footprint of that pier is eliminated and that
10 results in a little eddying effect around that pier, for
11 example. You can put in stabilization which could transfer the
12 energy water has which would normally dissipate at that spot,
13 that hard surface could transfer that energy downstream as it
14 in essence bounces off and moves around.

15 So there will be changes as a result of the project
16 in the river, but not to an extent to cause any significant
17 effects on these particular species and those that would be
18 present. That's the ultimate conclusion of the analysis. So
19 we're prepared to answer any questions on the biology that you
20 have at this time.

21 CHAIR BERGER: Thank you, Tom. Diane?

22 VICE CHAIR TRAUTMAN: Yes. Let's see, I've noticed
23 some comments throughout the report, biology report. This one
24 is in particular in connection with the Summer tanager bird.
25 And it's -- and I think it said that it's not considered a

1 resident bird. No birds found on the location. So by what
2 criteria does one determine whether the, the species is, is
3 truly migratory or is a resident that migrates elsewhere and
4 returns?

5 MR. BABCOCK: Well, for, for starters we -- you know,
6 almost all the bird data that we included in the EIR was based
7 on surveys conducted by Dan Guthrie since 1993 or so, and Dan's
8 been conducting surveys up and down the river during all the
9 variety -- all the various breeding periods and nesting periods
10 of the various species that could nest there and today he has
11 not documents any nesting species in that area. Another way to
12 determine whether a species is a migratory or -- might look at
13 some of the records, local records for, for these species.
14 You've got Audubon records. You can look at Fish and Game
15 databases. You can look at a variety of nesting records that
16 are out there to determine if there are -- if this species has,
17 has a history of nesting on the site or in a particular region.
18 And some species are just -- are near tropical migrants. They,
19 they are known to, you know, only occur in the area during the,
20 during the, during the summer nesting season and, and then head
21 south during the fall.

22 VICE CHAIR TRAUTMAN: Okay. I was a little bit
23 confused also about a statement in here that the -- there's a
24 certain habitat that is not considered significant by
25 California Department of Fish and Game, but within that habitat

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1 there would be a loss of five significant status plant species.
2 How does that effect the -- does the lack of jurisdiction with
3 Department of Fish and Game over that particular habitat
4 preclude our ability to, to protect those species in some way,
5 to take some other action?

6 MR. BABCOCK: First of all, the, the habitat, we've
7 -- the basic assumption we go into the impact analysis is that
8 a vegetation community in and of itself generally has less
9 value than if you take all vegetation communities together and,
10 and look at that from a wildlife habitat ecosystem perspective.
11 A number of plant species, special status plant species and a
12 number of wildlife species don't necessarily depend on one
13 habitat type, it would depend on a variety of habitat types.
14 So while the loss of that one particular habitat may in and of
15 itself not be significant, we look at the variety of habitat
16 types when combined that are occupied by a variety -- or
17 utilized by a variety of species, and that's where -- that's
18 why we came up with the, with the conclusion that the net loss
19 of two hundred and eighty acres of combined habitat for plant
20 and wildlife species is a significant impact.

21 However, as you know, those three species that we did
22 identify is higher on the level of sensitivity with Fish and
23 Game, a loss of those species themselves were considered a
24 significant impact. Also, the habitat that those species we're
25 -- we're within is very fragmented, it was in very patchy

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1 distribution over the site. And so these species occurred
2 within these little patches. And so from a, from a habitat
3 perspective there wasn't a nice big, you know, habitat
4 consistent or contiguous piece of that habitat type that we
5 could call out.

6 VICE CHAIR TRAUTMAN: Okay. And one other question
7 related to the streams, the drainage areas, Susan was kind
8 enough to bring the map up to me and we were talking about
9 that. And I'd love to know whether those streams are above
10 ground and they're -- and they fall into the jurisdiction of
11 the Army Corp of Engineers, or they're ephemeral streams that
12 go underground and connect with the river that way, what does
13 the loss of one of more of those streams, what kind of an
14 effect does that have on the water in the river? Because
15 obviously whether it's above ground or below it's still feeding
16 into that system, it's still feeding into that aquifer. So
17 does it have a large effect if you combine all of those areas
18 that will be done away with, because I understand some will be
19 gone?

20 MR. BABCOCK: Tom?

21 MR. WORTHINGTON: I, I, I think that what you're
22 referring to is, is recharge ultimately. You, you know, and
23 I'll try and phrase a question that, that mirrors yours. If
24 you remove a tributary or develop over a tributary what impact
25 does that have on recharge to the river, 'cause --

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1 VICE CHAIR TRAUTMAN: The recharge and, and the
2 habitat --

3 MR. WORTHINGTON: Okay.

4 VICE CHAIR TRAUTMAN: -- is what I want to know.

5 MR. WORTHINGTON: Yeah, if you, if you split those
6 two and say, okay, first, what's, what's the impact on
7 recharge, the technical study that's in the appendix that
8 addresses that very question I think is a good source. And,
9 you know, you have to look at the overall effect of development
10 in the Santa Clarita Valley and determine what, what
11 incremental effect does this project have on the recharge of
12 the Valley. On parcels that had been developed has there been
13 a change in the way recharge occurs, or in some cases an
14 elimination of recharge for that site? Sure, that happens.
15 You then though need to look at what contribution those
16 particular locations were making to the overall recharge of the
17 area.

18 Santa Clara River carries a lot of water. You don't
19 always see it but there's a lot of water in that river,
20 particularly as you go downstream. Portions of Ventura County
21 where rarely you see visible water, there's a lot of water in
22 there. So you have to look at where is recharge, where does
23 primarily recharge occur, and is it occurring on the uplands,
24 and then you get into questions like where the Saugus Formation
25 daylights where you have really high rock, so you're not having

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1 much recharge at all from those areas versus the alluvium where
2 you do.

3 But I think as we go and, and answer the specific
4 question that Commissioner Ostrom had next time we'll get into
5 that very topic and talk, talk about recharge and what effects
6 those tributaries or losses of tributaries has on that. From a
7 habitat standpoint, a loss, I'll let, I'll let Keith answer
8 that question.

9 MR. BABCOCK: Well, you all, you all talked about the
10 -- let me start off with the, with the Army Corp point of view,
11 the other question you pointed out. The Army Corp needs to, to
12 see certain distinguishing characteristics before they take
13 jurisdiction over these drainages. Commonly used, what's
14 called ordinary high water mark, so there needs to a definition
15 along the bank of the drainages that says here's the ordinary
16 high water flow for this, for this drainage and therefore it
17 does convey water on the surface. And two, that it has a
18 hydrological connection to what is called a Waters of the U.S.,
19 in this case the Santa Clara River is a Waters of the U.S..
20 They determined that, that two of the drainages had minimal
21 evidence of surface flow and therefore no ordinary high water
22 marks. They did take jurisdiction over those two. And three
23 waters had a ordinary high water mark but exhibited no
24 hydrological connection to the Santa Clara River, therefore
25 they did not take jurisdiction over those three. The two

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1 remaining drainages they did take jurisdiction over because
2 they exhibited both those characteristics.

3 VICE CHAIR TRAUTMAN: All right. Thank you.

4 CHAIR BERGER: Diane, anything else?

5 VICE CHAIR TRAUTMAN: No, thank you.

6 CHAIR BERGER: Okay. I think -- any other questions
7 from the Commissioners? Okay. Thank you very much. I'm sure
8 we'll have some more questions after we here the presentations,
9 but at this time if I could I'd like to bring up the applicant,
10 Glenn Adamick. Welcome back, Glenn.

11 MR. ADAMICK: Thank you, Chair Berger and members of
12 the Commission. I know you got a very extensive presentation
13 tonight so I will do my best to brief.

14 One, one point I wanted to, to focus in on is really
15 related to the biological section and the Natural River
16 Management Plan. As Mr. Babcock talked about, as well as Mr.
17 Worthington, we did obtain back in 1998 the Natural River
18 Management Plan which covered an area of the river, basically
19 extending from the Riverpark site on its eastern edge down to
20 the Castaic Junction site which is located directly west of the
21 City limits in unincorporated Los Angeles County.

22 That NRMP was really a master plan for improvements
23 along the Santa Clara River and was conducted at the request of
24 Army Corp who rather than wanting to, to, to look at these
25 things on a piecemeal basis said let's look at the whole as far

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1 as improvements in that stretch.

2 What was granted in conjunction with that
3 environmental documentation, that EIR/EIS was permits. These
4 permits included permits from those agencies which would
5 include Army Corp, Fish and Game and the Regional Water Quality
6 Control Board, permits to construct bridges, permits to
7 construct bank stabilization as far as those agencies and, and
8 the rules and laws that are governed by those agencies.

9 Mr. Babcock in his presentation showed a slide that
10 showed really the topo bank stabilization that's permitted by
11 the NRMP, what was analyzed in that EIR/EIS that was prepared
12 by both Army Corp and Fish and Game versus what is being
13 proposed by Riverpark. And in summary I think we've done a
14 very good job of being consistent and even better than what was
15 permitted under the NRMP.

16 In the area of A1, and this exhibit's in the EIR as
17 well, in the area of A1 the topo bank stabilization has been
18 set back from the main channel anywhere from fifty to two
19 hundred and thirty feet from where the NRMP analyzed bank
20 stabilization. Also the Riverpark Project does not include
21 bank stabilization from the eastern terminus of the toe
22 protection which is near Area B all the way to the Newhall
23 Ranch Road/Golden Valley Bridge. That was the, the, the
24 elimination of thirty-one hundred linear feet of bank
25 stabilization that was analyzed and permitted under the NRMP.

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1 And I think finally it does acknowledge there were
2 two encroachments as it relates to, to the NRMP, but those
3 encroachments we believe were for very good reasons, one was to
4 save a Heritage oak tree, and the other was based upon a
5 realignment of the Golden Valley Road/Newhall Ranch Road
6 Bridge. And those encroachments are discussed in detail in
7 the, in the draft EIR.

8 I think finally I wanted to touch on the issue of
9 drainages and, and how we came to the design on the project.
10 What, really, what we tried to do from the get go was pull away
11 from the Santa Clara River. We felt that to be the Tier 1
12 drainage on the property and to pull away from it because of
13 its wildlife corridor aspects and because of its resources.

14 Then we kind of looked at what we felt were Tier 2
15 drainages, and those drainages have both been identified as the
16 Corp -- by the Corp as under their jurisdiction. One of those
17 drainages is the drainage that goes through the, the main
18 canyon that we were all at that has been disturbed and has been
19 developed. And the idea there is to actually enhance that
20 drainage. The other drainage is on the eastern edge of the
21 property, it comes out of what would be a canyon that, that I
22 guess I would kind of characterize as the Golden Valley Canyon.
23 And that is a drainage where we do not have any residential
24 development, where we have pulled away from that from a
25 residential standpoint. And the impacts to that drainage have

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1 been minimized and are all related to the roadway. And as far
2 as the other drainages on site, we put those at a Tier 3 and,
3 and really developed on those drainages as a part of our plan.

4 I think that concludes my comments. As always I'll
5 -- I'm here to answer any questions you may have and, and
6 thanks for the opportunity.

7 CHAIR BERGER: Thanks, Mr. Adamick. Any questions
8 for Glenn while he's up? Not yet. Thanks, Glenn.

9 Okay. Ladies, Ladies and Gentlemen, I want to thank
10 you very much for your patience tonight. I know it's been
11 another long evening but it's your time now to speak to us.
12 And I'll first ask Shelley Luce to please come up. Shelley?
13 Shelley represents the Heal the Bay. Welcome.

14 MS. LUCE: Hello. Thank you, and thank you for the
15 opportunity to speak to you tonight. I appreciate it. I'm Dr.
16 Shelley Luce and I'm the Science and Policy Director for Heal
17 the Bay which is a nonprofit environmental group representing
18 ten thousand members in Southern California.

19 Our overall concern with this project is that it
20 impinges upon the natural functioning of the Santa Clara River
21 to such an extent that we believe significant unmitigable will
22 be done to water quality and aquatic habitat. Chapter One the
23 draft EIR first should clarify that three hundred and thirty of
24 the four hundred and forty acres to be preserved as open space
25 are the actual riverbed of the Santa Clara River and therefore

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1 should not be included in the open space calculations since
2 this area is virtually undevelopable do to physical and legal
3 constraints. So in fact, the project will build upon two
4 hundred and forty-five acres of a three hundred and sixty-five
5 acre site, leaving about a hundred and twenty acres of open
6 space, and that includes active use parks and landscaped areas.
7 That's something that I think should be clarified in the EIR.

8 At least seven streams on the property, as you guys
9 have discussed, would be destroyed by the proposed project, and
10 I do not see any mitigation proposed for these. To me this is
11 a blatant violation of the Clean Water Act since these
12 tributary streams provide extremely important water quality and
13 habitat, aquatic habitat functions. At least the two that are
14 under the Army Corp of Engineers jurisdiction should have
15 mitigation provided, and I would also question why the Army
16 Corp does not claim jurisdiction over the other five since the
17 hydrological connection subsurface is very likely to exist
18 between those streams and the Santa Clara River. So I would
19 request to see documentation on that before I would approve any
20 EIR.

21 The streams should also be described in linear feet
22 rather than acres, and the project should be designed to
23 protect and preserve all of the natural drainages and necessary
24 buffer zones. The impacts of completely burying these
25 tributary streams go well beyond their aerial measurements in

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1 acres and they include complex effects on nutrient and sediment
2 cycling between upland and riparian areas, as well as wildlife
3 migration corridors and refugia (phonetic). When streams are
4 destroyed appropriate mitigation at a greater than one to one
5 ratio should be required. Scientific evidence clearly
6 demonstrates that buffer zones are crucial to protecting water
7 quality and that a minimum, minimum width of one hundred feet
8 of naturally vegetated buffer zone is required to prevent
9 irreversible damage to river systems. The proposed project
10 impinges on the one hundred year flood plain of the river, and
11 the actual banks of the river, and leaves zero buffer zone
12 between residential development tracks and the river itself in
13 some areas. Any development should occur well outside the one
14 hundred year flood plain of the river and should maintain at a
15 minimum a one hundred foot vegetative buffer.

16 You talked a bit about increased imperviousness, this
17 is a key factor, as you know, in the degradation of stream
18 water quality, and research demonstrates unequivocally that as
19 little as ten percent increased imperviousness leads to a
20 degradation of stream functions and water quality. And this is
21 due to the increase in water velocity and to the added
22 pollutants that go along with it. We don't know what a
23 significant increase in velocity is. It may be five CFS but it
24 may be one CFS. Erosive velocities depend on many factors, and
25 I did not see the justification in the EIR demonstrating that

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1 all of these factors were accounted for in the stream flow and
2 bank stabilization analysis.

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3 I see that my time is up. I have other comments to
4 make but I hope that you receive my written comments, which
5 basically covers everything I was going to address tonight.
6 Thank you.

7 CHAIR BERGER: Thank you, Doctor, I appreciate your
8 time. Next up, Teresa Savaikie. Boy, welcome back, Teresa.

9 MS. SAVAIKIE: Hi, good evening, Planning
10 Commissioners. Thank you for the opportunity to speak to you
11 tonight. I was so glad that Glenn Adamick brought up the
12 Natural River Management Plan.

13 The mitigation of the Natural River Management Plan
14 is clearly not working. These are just some of the issues and
15 very few of the issues that ordinary citizens in Santa Clarita
16 have witnessed over the last several years. Tributaries, ponds
17 and associated wetlands in San Francisquito Creek were
18 destroyed with native fish and amphibians in them. The loss of
19 this habitat was never addressed in the NRMP and are mitigated
20 for.

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21 Dead cottonwood planted for wetland mitigation, we
22 advised in 2001 and first observed and reported that cottonwood
23 trees planted were dying. Many of these trees have now died
24 between Bouquet Canyon Road and McBean Parkway, all of them for
25 mitigation for wetland loss elsewhere in the project area.

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1 Massive off road vehicle use continues on top of the
2 Santa Clara River. Hummers, motorcycle bikes and SUV's
3 regularly utilize the Santa Clara River destroying wetlands,
4 ponds and the overall value of the integrity of the Santa Clara
5 River. This is has been reported on numerous occasions.

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6 Inadequate monitoring, Newhall's biologists who
7 unfortunately also work for the sanitation districts, the City
8 of Santa Clarita, L.A. County Flood Control. Several months
9 ago we reported a stickleback was found dead below the
10 conversion line of the pony league fields. Where was the
11 monitor? Obviously, they did not rescue the stranded dying
12 stickleback. The NRMP said that they would.

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13 On numerous occasions I have observed children in the
14 river with pellet guns, bee-bee guns, et cetera, and now it's
15 my understanding that there are a group of drug dealing kids in
16 the river referred to by our sheriff's department as wash kids.
17 Human encroachment must be brought down to less than
18 significant. The NRMP is only a document created by Newhall
19 Land and Farming to support their development requirements
20 without any real regard to the environment.

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21 There's not enough time tonight to address the long
22 list of negative impact the Natural River Management Plan has
23 had on the river, but I would be willing to walk with any of
24 you in the Santa Clara River and point out and discuss the
25 issues pertaining to the Natural River Management Plan. Hawks,

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1 owls, falcons all occur along the stretch of the river within
2 Riverpark because it provides suitable habitat. Migratory
3 birds still nest in the shrubs, dead and living trees, and on
4 the ground. These birds include western bluebirds, nettles,
5 woodpecker, flicker, oak tip mouse (phonetic), California toey
6 wrens (phonetic), California quail, California thrashers and
7 roadrunners, they all persist there. The habitat within the
8 project area is suitable habitat for many threatened and
9 endangered songbirds.

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10 The loss of this open space will, will displace all
11 of these species. They do not do well in urban areas. Instead
12 the area will be ran -- run over with non-native starlings,
13 sparrows and more ravens and crows. Just what we need.

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14 The spadefoot toad, a declining species, still occurs
15 there. The declining black tailed jack rabbit still breeds in
16 the hills and along the river in this area. They do so without
17 the threat of others -- uneducated people who may collect them
18 and without the introduction of bobcats and dogs. Mountain
19 lions, coyotes, bobcat and fox can still forage here, and they
20 do so with little interaction with humans. Many --

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21 CHAIR BERGER: Teresa, Teresa, your time's up.

22 MS. SAVAIE: Okay, thank you.

23 CHAIR BERGER: Thank you for your time. Next up we
24 have Mr. Ron Botteroff.

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25 MR. BOTTEROFF: I have copies of a map and two

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1 scientific papers I'd like to refer to, one copy for Mr. Hogan
2 and one copy for each member of the, of the Commission.

3 CHAIR BERGER: Thank you, sir.

4 MR. BOTTEROFF: I represent Friends of the Santa
5 Clara River. We previously turned in written comments. I'm
6 just going to hit the high points tonight.

7 Cumulative impacts, due to continued encroachments by
8 development of the river flood plain and terrace lands by
9 projects such as Riverpark have resulted in habitat loss and
10 fragmentation which have been cited by many experts as the
11 cause of decline in species and loss of biological diversity in
12 the river corridor. These cumulative impacts have not been
13 adequately analyzed or addressed in the subject EIR or other
14 EIR's for projects in the Santa Clarita watershed, Santa Clara
15 watershed. Continuing failure to address these cumulative
16 impacts we believe is having a very effective -- very negative
17 effect on the river corridor and its ecosystem in this area.

18 Damage occurs primarily because, first, the river is
19 channelized by hardening its banks. Second, riparian and
20 terrace habitats have been lost and fragmented. Third, urban
21 edge effects the grade riparian biological values. And fourth,
22 adequate buffer zones protecting the riparian corridor have not
23 been provided.

24 We're submitting two scientific papers which I've
25 distributed to you in support of a statement that urban

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1 development degrades adjacent biological resources. The first
2 is a paper by two University of California Riverside scientists
3 which shows that even nature reserves overlapping in width
4 suffer urban edge effects at their centers. And of course the
5 Santa Clara River riparian corridor's much narrower than any of
6 these reserves and even more susceptible to such effects.

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7 The second paper by a Stanford University scientist
8 shows impacts to bird communities up to a distance of five
9 hundred meters, which is fifteen hundred feet from the urban
10 edge. The Riverpark Project will have impacts bringing into
11 play the City's general plan policies on significant ecological
12 areas. Policy 5.3 under Goal 5 states,

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13 "New development must be sensitive to the significant
14 ecological area through utilization of creative
15 planning techniques to avoid and minimize disturbance
16 of these and other sensitive areas."

17 That's a quote. Only by creating an adequate buffer
18 zone around Riverpark Project can this policy be effectively
19 implemented. We suggested among the most creative planning
20 techniques which could be used and should be used here is the
21 development of a flood plain terrace avoidance alternative for
22 Riverpark. This is not in the EIR. The EIR alternative two is
23 a step in that direction but considers only the Q50 flood plain
24 instead of the entire flood plain. Besides larger buffer
25 areas, establishing the east terminus of the river trail at

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1 Santa Clarita Parkway would greatly help in protecting riparian
2 resources. Continuing the trail beyond the parkway will
3 negatively impact the eastern portion of the project area.
4 Thank you for very much.

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5 CHAIR BERGER: Thank you, sir. Next up can we please
6 have Barbara Walpole.

7 MS. WALPOLE: Good evening, Commissioners, and thank
8 you very much for this opportunity to speak. My name is
9 Barbara Walpole and I'm a thirty year resident in the Santa
10 Clarita Valley. And I wanted to just point out initially
11 before I read the comments for California Native Plant Society
12 for Eileen Anderson who can't be here tonight that my memory as
13 a thirty resident here was that the reason why the NRMP was put
14 into place is not because the Army Corp of Engineers or the
15 California Department of Fish and Game wanted to or even needed
16 to have fewer situations where they had to issue permits.
17 Newhall Land and Farming want to simplify their process and
18 the, and the agency wanted to avoid the violations that were
19 happening with this company, like the illegal channelization,
20 the botched channelization of Bouquet Canyon -- at Bouquet
21 Creek over here, which they were (inaudible) for, for the
22 McBean Bridge widening, for things that happened like in
23 Ventura County, like the Tapia Canyon area in Ventura County,
24 and over like things that continue to happen like the D.A.'s
25 investigation of spineflower incidence on the Newhall Ranch

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1 currently. So I'd like to make it at least clear that my
2 memory was that it wasn't the agencies that wanted the NRMP,
3 but it was the applicant who wanted the NRMP.

4 In the meantime, I would also like to say that we
5 will keep trying to remind everyone here that this is the last
6 wild river in Southern California. This is not just anything.
7 This is something extremely critical to our area that we should
8 be proud of and that our community -- we should have people
9 filling this room who understand what this river is. It's,
10 it's the role of the City of Santa Clarita to educate this
11 community about what this resource is.

12 In the meantime, I will now read for this -- the
13 California Native Plant Society, which is a nonprofit
14 organization of more than ten thousand laypersons and
15 professional botanists throughout Southern California whose
16 mission is to increase understanding and appreciation of
17 California's native plants to conserve them in their natural
18 habitat through education, science, advocacy, horticulture and
19 land stewardship.

20 The CNPS has said they can not support the project as
21 proposed because of significant unmitigable impacts on unique
22 vegetation resources. The failure of the document has
23 presented to minimize and mitigate to the maximum extent
24 practicable -- the impacts to biological resources and the
25 failure of the document to fully evaluate the impacts to the

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1 plants and plant communities as described below. Our comments
2 are divided into two categories, general comments made up
3 primarily of issues that the document failed to address and
4 documents specific comments.

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5 In the area of general comments the document fails to
6 address many issues necessary to appropriate mitigation to be
7 developed to minimize and mitigate for impacts. CNPS feels the
8 document fails to address the -- and the EIR needs to address
9 the impacts of fire regulations and clearance activities on the
10 areas of native habitat that will be adjacent to the developed
11 areas. This is especially important based on the presentation
12 of previous City Planning meetings for this project where the
13 proponent is touting the value of clustered housing. While
14 clustered housing does focus the project on the landscape, the
15 open space between housing clusters may often be required as
16 fuel reduction zones which will further degrade the biological
17 resources, so it's important to look at those. Hazing machines
18 should not -- be strictly forbidden on the project site.

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19 And in, in the area of the documents specific
20 comments which are quite lengthy, I won't specify the names of
21 pages, I'll try to cover those quickly, because I obviously
22 don't have any more time.

23 CHAIR BERGER: Thank you so much for your time.

24 MS. WALPOLE: There are lots of things, and all I'd
25 like to do is say thank you for this opportunity to speak.

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1 I'll be giving you copies for each of the Commissioners, as
2 well as one for Jeff.

3 CHAIR BERGER: Great. Thank you. Mr. John Gonzalez.
4 Welcome back.

5 MR. GONZALEZ: Hi. Thank you. I consider the, the
6 community of wildlife by where I live my neighbors, and this
7 project will wipe out a whole community of animals, racoons and
8 hawks, snakes, possums, racoon -- I said that -- toads,
9 rabbits. I think that's sad and I feel badly about it.

10 The other thing that hasn't been discussed is the
11 visual aspect of this whole thing and I, I, I think this
12 concept has a visual pollution. I was told that the lots are
13 going to be about four thousand square feet and that -- this is
14 what that looks like. And this is, this is unsightly.

15 I -- it's not like the artists -- the renderings of the very
16 nice Photoshop things that they -- have been turned in will
17 look, you know, like you can barely notice the houses in the,
18 in the hills there. That -- this is what it's going to look
19 like and I think this is, this is very bad. I'll give you a
20 copy of that. I, I wasn't able to make a color copy because
21 the copier at Kinko's was broken.

22 It, it is said that the -- one of the reasons for the
23 -- this project is to provide affordable housing. At four
24 hundred thirty thousand dollars (\$430,000) you'd have to make a
25 hundred thousand dollars (\$100,000) to qualify for a loan, and

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1 I don't know if that's really affordable. And I understand
2 that there's an apartment, three apartment units. A two
3 bedroom apartment at twelve hundred and fifty dollars (\$1,250),
4 and to qualify for that you have to make forty-five thousand
5 dollars (\$45,000), so I don't know how many students and, and
6 people that work at Burger King are, are going to be able to
7 afford that.

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8 The estimate for the amount of children are at three
9 hundred for elementary school kids. I think for that amount of
10 houses that's a very unrealistic figure. We average two, two
11 kids per house in my immediate street, as far as my, my, my
12 immediate neighbors is what I'm trying to say. At that ratio
13 I, I think the, the, the number of children's going to be
14 closer to about nine hundred.

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15 Just in closing I'd like to say that I think it's
16 time to stop grading hills and pulling trees, eradicating the
17 wildlife. These are all the qualities that make our area
18 exceptional. Thank you very much.

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19 CHAIR BERGER: Thank you, Mr. Gonzalez, for your
20 time. Karen Pearson.

21 MS. PEARSON: I have some flyers for each of you and
22 for anybody else who wants --

23 CHAIR BERGER: Welcome back, Karen.

24 MS. PEARSON: -- wants them, including the
25 developers. Don't want you left out, Glenn. Anyway, this is,

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1 this is the Santa Clara River Greenway Campaign that the Sierra
2 Club has done. Many of you have seen this already. This has
3 been mailed to over eight thousand people so far in our
4 community and it is a campaign to preserve and protect the
5 Santa Clara River. Among many things that are mentioned in
6 here is the importance of protecting the five hundred year
7 flood plain. And the reason the Sierra Club pushes for this is
8 because in areas where there has been a river, even a dry one
9 that is dry this often, when the floods come and you've got
10 homes or business built up close to the edge of the river the
11 floods of course damage these homes. And then there becomes a
12 human cry to cement the river, let's control this nasty thing.
13 And, and so it, it -- in the end run it's, it's very damaging
14 to the river. Then you start cementing it and you're
15 increasing velocity. The more velocity you increase not only
16 -- you were talking velocity before, not only does it effect
17 sedimentation but it effects percolation. The faster the
18 velocity the less water percolates down to your aquifer and
19 that is something you've been very astutely questioning about
20 how, how about the sustainability of our aquifers. See, I
21 should have passed those out at the end so you'd pay attention
22 to me now. I'm here, I'm here. Anyway, I'm kidding you.

23 So I wanted to say that I, I also got involved with
24 the perchlorate question, which is not in this, in this little
25 booklet, and I thought some pretty evasive answers were done to

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1 some pretty intelligent questions. So for instance, when
2 Dennis Ostrom asked the intelligent question, how long will it
3 take to clean up the wells, he received the evasive answer,
4 something to the effect that it will be a, oh, pump as you go
5 kind of a thing, more of a management kind of a thing. That's
6 not really telling it like it is, is it? I've been told that
7 they'll take up to thirty-five years to clean that perchlorate
8 out of there, and maybe I've been told wrong. But I think that
9 you deserve more accurate and better answers than oh, that kind
10 of thing. And even, even in your Page 23 of your little book
11 here, if you look at the, the opener on that it's pretty
12 evasive language. Also, on a long term basis, that's a
13 qualifier. That means maybe thirty-five years from now this
14 perchlorate will get cleaned out. On a long term basis there's
15 no evidence of any historic or recent transport, permanent
16 water level or storage decline, blah, blah, blah, blah, blah,
17 blah. Anyway, and then it actually says that,

18 "The volume of perchlorate discovered in local
19 groundwater has not limited the amount of water local
20 purveyors have planned to deliver from these sources,
21 because of course closing five wells will have no
22 difference on the total amount of water."

23 What's wrong with this picture? So there's something
24 going on with the way that was reported. And I'm getting a
25 little carried away here, sorry about that. But I would look

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1 very closely at your words. And I see that I'm getting flashed
2 here. I don't know, it's just a shame.

3 CHAIR BERGER: You're not getting flashed but --
4 you'll know that. But thank you very much for your time.

5 MS. PEARSON: Thank you very much for everything.

6 CHAIR BERGER: See you next week. Next up we have
7 Melanie Winter representing the River Project. Welcome.

8 MS. WINTER: All right. Thank you for allowing me to
9 speak this evening. I represent the River Project. We're a
10 nonprofit organization based in, actually, based in Studio
11 City, but we are set up to work on watershed issues in Los
12 Angeles County, and we do a lot of that in Los Angeles on the
13 Los Angeles and San Gabriel Rivers where we are currently
14 working to undo the damage done by the kind of project that's
15 being proposed here. That takes a long time to do. And I, I
16 hope you're being very thoughtful in looking at what's being
17 proposed here.

18 We are now looking at wishing that we had setback
19 from the hundred year flood plain development. We're looking
20 at the impacts of that to water quality, water supply, habitat,
21 and wishing we had done it differently. You have an
22 opportunity to do it differently here. You also have twenty-
23 first century technology to rely upon, lessons learned, new
24 technologies. None of these new technologies are being taken
25 advantage of here. What you're relying on is the same kind of

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1 engineering and technologies that were devised a hundred years
2 ago, or at least eighty years ago, that we used in Los Angeles
3 that we now know were not well thought out, certainly not from
4 an innovative perspective looking at things sustainably and
5 towards the future. You do have an amazing resource here in
6 the Santa Clara River and you, you really should be
7 appreciative of that.

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8 In the project proposal it says that an alternative
9 would be to set it back to a fifty year flood plain, as though
10 that were a real big gracious gift. And it -- but it does say
11 that that would require greater flood protection and that would
12 not provide significant adequate flood protection, and it would
13 also not meet housing needs. You would need less flood
14 protection if you set it back fifty, and we recommend a hundred
15 years. That's just a logical follow on that. And you would,
16 you would also still meet the housing needs by just building
17 multi-family units. So that's a little bit illogical to me.

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18 I want to clarify a question earlier asked about the
19 Corp jurisdiction. Understand that out here even the Corp
20 acknowledges internally that they are -- their jurisdiction
21 using the ordinary high water mark is appropriate for rivers
22 and streams in the Midwest and the East. It is not appropriate
23 to Southwestern streams. They are internally even frustrated
24 by that because a high water mark, an ordinary average high
25 water mark is not a flag here with our water cycles. Even the

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1 Corp is aware of this but they are hampered by the current way
2 that they are structured. So know that they would like to be
3 able to exert their jurisdiction over a flood plain rather than
4 where the, the stream is ordinary high water mark, so be aware
5 of that.

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6 You are -- the point of the kind of engineering that
7 we had in Los Angeles that is being proposed here is to
8 increase velocities and to support higher volumes, that's what
9 that engineering is for, so that's what's going to happen here.
10 Your buried bank stabilization will be in tradition
11 (inaudible) in the future, it just will be. Concrete is going
12 to decrease your water quality. You already have a TMDL
13 established here for nutrients. You are already out of
14 compliance with it. This development will certainly exacerbate
15 nutrients alone, not to mention several other TMDL's. When you
16 have concrete rather than natural riverbank you have extreme
17 variances, a decrease in your water quality.

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18 You have an opportunity here to do something that's
19 done up north and throughout the country that we need to be
20 doing here, it's called bio-engineered bank stabilization, also
21 known as soil bank stabilization.

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22 CHAIR BERGER: Ms. Winter?

23 MS. WINTER: The Department of Fish and Game and the
24 Corp approved this. You can do this here without losing
25 habitat, flood protection or water quality.

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1 CHAIR BERGER: Ms. Winter, you know, I thank you for
2 your time. If you, if you want to put some of that in writing
3 to us we'd really appreciate it.

4 MS. WINTER: Sure.

5 CHAIR BERGER: That would be nice.

6 MS. WINTER: Thank you.

7 CHAIR BERGER: Thank you, Ms. Winter. John Steffen.
8 Welcome back, John.

9 MR. STEFFEN: There's been some interesting comments
10 made by Tom Worthington tonight, most of them wrong. Let's get
11 something straight. Santa Clarita Water Company is owned and
12 operated by Castaic Lake Water Agency, which is owned and
13 operated by Newhall Land and Farming.

14 Now the question tonight, I was able to retain my --
15 contain myself, was how do the purveyors feel about the water
16 situation. And Mr. Worthington said purveyors will say they
17 have an adequate supply of water. Now I don't know
18 Worthington's excuse. I know Rip Van Winkle's excuse. Where
19 has he been? Every day in the newspaper they want to hang Ms.
20 Planbeck and the other members of the Newhall County Water
21 District because these people are telling the truth. They --
22 we do not have another water -- enough water. Simply, they can
23 not supply the people who want to build and land developers.
24 Look at Newhall Land and Farming's Newhall Ranch. They're
25 going to get their water from Kern County under a private

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1 contractor. Why is it that they do this if we have so much
2 water?

3 The little problem he mentions of the drought of
4 1990/91, we -- the purveyors were able to provide us with
5 water, but they had five other wells that they don't have now.
6 Perchlorate was not the problem, or at least it was not
7 recognized as it is now. So we have him mentioning Mr. Slade
8 twice, who is the laugh of the hydrologists in this area.

9 Now we have another little problem that -- what
10 happens if we have the same drought of '90/91 and today we have
11 thirty percent larger population. We have five less wells, but
12 Mr. Slade said purveyors say they have an adequate supply of
13 water. I asked Mr. Worthington if I quoted him correctly and
14 he said yes. Why is it we pay these guys to come in and say
15 these lies? I'm wondering if next it will be -- Mr. Rumsfeld
16 will be here talking about water. We are in a dangerous supply
17 -- position. And another drought of '90/91 will have dire
18 consequences. The people at Newhall Land and --

19 CHAIR BERGER: Mr. Steffen, if you can come to a
20 close now.

21 MR. STEFFEN: -- Newhall County Water District will
22 agree. Thank you very much.

23 CHAIR BERGER: Thank you, Mr. Steffen. Randy Martin.
24 Welcome, Randy.

25 DR. MARTIN: Thank you. My name is Doctor Randy

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1 Martin. I'm a homeowner in Bridgeport, Bridgeport Development.
2 Residents of Bridgeport, especially those residents who reside
3 on Windward Loan in the Cove, but also those in other
4 developments which are immediately adjacent to Newhall Ranch
5 Road will be significant impacted by this proposed project.
6 The EIR states that the noise from -- on Newhall Ranch Road
7 that would be generated from the project would have a
8 significant impact on the project residents and those people
9 who live near the road because the noise would exceed the
10 City's normally acceptable noise standards as defined by the
11 City's own noise and land use compatibility guidelines.

12 To be complete, I'd like to see the EIR address the
13 decibel levels for the current Newhall Ranch Road noise at
14 various hours throughout the day. Then the EIR should, to be
15 complete, should show the projected decibel levels given the
16 project increase for those areas adjacent to Newhall Ranch
17 Road. The study should show levels both outside our homes in
18 Bridgeport, in the yards where kids are playing, people are
19 reading and relaxing on their balconies on a Sunday or in the
20 evening. And the study should especially address the impact of
21 the large trucks and the motorcycles on the noise levels since
22 these types of trucks are currently not on Newhall Ranch Road.
23 The study should also specifically try to register noise levels
24 at the stop lights, because when people stop and then restart
25 these motorcycles and trucks are really loud and we hear them

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1 in our homes, even with the windows closed. 99

2 Additionally, it would be great if the EIR could
3 address the issue of children playing in the streets in the
4 Bridgeport area because now a lot of people use the shortcut on
5 Newhall Ranch Road to McBean and cut through Bridgeport. 100

6 Teenagers do it and dragsters do it. It's kind of -- you
7 wouldn't believe it unless you live there because they have the
8 round things, but people are actually racing through there with
9 really loud cars in the middle of the night often times.

10 And lastly, I'd like to see the, the EIR address the
11 issue of where people like myself who currently use the project
12 area as an area on the weekends to hike and birdwatch, where we
13 might be able to go or find a significantly similar unspoiled
14 riparian corridor in close proximity or within the City limits. 101

15 Thank you very much.

16 CHAIR BERGER: Thank you, Dr. Martin. Kris
17 Ohlenkamp.

18 MR. OHLENKAMP: Good evening. I'm Chris Ohlenkamp.
19 I'm Conservation Chairman of the San Fernando Valley Audubon
20 Society. That includes this territory. I didn't really want
21 to speak tonight but there were a few things said that I want
22 to comment on.

23 First, I'd like to say that I think this EIR was much
24 better than most of them I've seen, it was a little more open
25 minded than most of them I see, but there are a few things that 102

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1 I think was very uninspired, and I think I'd like to make some
2 suggestions on.

3 Well, first of all, I'd like to address Diane
4 Trautman's comments about the summer tanager and the residency
5 status of, of the birds in the area. I consider a resident
6 bird a bird that lives in that area. It doesn't necessarily
7 need to live there twelve months out of the year. If it's
8 dependent upon that habitat I consider it to be a resident in
9 that area. The majority, vast majority of birds that we have
10 in Southern California do not stay here twelve months a year.
11 The majority of them do either spend the summer here as
12 breeding or spring and summer is breeding, or the wintertime
13 winter birds. So just because they're not here twelve months a
14 year doesn't mean they're any less important.

15 Now maybe Mr. Babcock mis-spoke when he said that
16 there were no nesting species documented here by, by Dan
17 Guthrie because I just find that pretty hard to believe. I
18 could go out there tomorrow and show -- or Saturday, and show
19 any one of you half a dozen nesting species in that, in that
20 territory, I'm sure of it.

21 And that's one of the issues from the EIR that I
22 don't really understand. There was a list of organizations
23 that were consulted for the EIR, and basically governmental
24 organizations and some landfills and other large corporations,
25 but there were no non-governmental organizations, no

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1 environmental organizations were consulted. And if the Audubon
2 Society was consulted on this then you would have had access to
3 the Breeding Bird Atlas, which is just about ready to be
4 published, and I'm sure you'd find a list of breeding birds, I
5 would, I would estimate probably thirty species of breeding
6 birds along the river.

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7 Wow, times up already. As far as mitigation there's
8 always an emphasis on mitigation. Again, that is very, very
9 uninspired. You're, you're removing two hundred and eighty
10 acres of wildlife habitat as unavoidable impact, and yet why
11 can't you mitigate that by requiring native trees and native
12 plants to be part -- to be planted along public right-of-ways?
13 You talk about loss of these seven ephemeral streams and
14 they're not water resource, why can't you provide a water
15 dripping system in some of these, these open areas? You talk
16 about bird nesting --

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17 CHAIR BERGER: Mr. Ohlenkamp --

18 MR. OHLENKAMP: Okay.

19 CHAIR BERGER: Thank you so much for you time
20 tonight.

21 MR. OHLENKAMP: Sure.

22 CHAIR BERGER: I appreciate it. We have someone
23 who's going to speak on just general comments. Mr. Jonathan
24 Baskin. Welcome, Jonathon.

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25 MR. BASKIN: My name's Jonathan Baskin. I'm a

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1 biologist. I've been teaching at CAL POLY University in Pomona
2 since 1979 when I first came to this area, and I've been
3 thrashing around in this river basically all that time when the
4 guy from Chino, Mr. Jim St. Amant from Fish and Game dragged me
5 up here to show me the stickleback. And I also do some
6 consulting in San Bernardino Environmental Associates and I've
7 done a lot of work in this area.

8 But here I speak for myself and for the bugs and
9 bunnies, and especially the aquatic organisms, and most
10 particularly the stickleback. And one is to say that Dr.
11 Luce's comments pretty much said almost everything I was going
12 to say, so I'm going to describe most of what I say and just
13 point out, number one, the hard sides are a disaster. Once the
14 buried bank stabilization becomes unburied your going to have
15 smooth concrete. A flood comes along, there's no place for the
16 bugs and bunnies to hide and everybody gets washed away.

17 Secondly, I want to point out that the EIR does not
18 analyze the downstream impacts. They have -- they mentioned
19 tonight that they exist but the analysis is not there. Water
20 flows downstream and immediately downstream of the boundary of
21 this project the stickleback is known to live, even though in
22 the area of the project it is almost always dry, as was
23 correctly pointed out by our people here tonight.

24 The main thing -- I, I also want to point out that
25 the horned lizard habitat is identified on the project but no

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1 surveys were made for them, much to my surprise. But I really
2 want to point out in particular the value of the riparian
3 habitat that's going to be destroyed. And this really -- and
4 so much tonight centers around this word significant.
5 These -- I sit on SEATAC and I see this word thrown around as
6 you've heard it so many times tonight, significant, it's
7 significant, it isn't significant. And yet it's real -- this
8 is a difficult thing to decide. And what I want to point out
9 here is that significant varies depending on what the impact is
10 your talking about, on whom and on what bug or bunny or fish.
11 And what I do not see in this EIR and in many EIR's is exactly
12 what does it mean for the particular situation.

13 Now to focus on the particular issue here that's the
14 most important in my point of view, or one of the most
15 important, are these streams that are going to be destroyed,
16 the seven of them. And as pointed out in the EIR there's only
17 four point six acres at the maximum, four point six acres out
18 of a total of six hundred and ninety-four acres. And in fact
19 one of your members this evening asked very pointedly of the
20 project proponent, what are the biological values and impacts
21 of that, of removing that habitat, and basically no answer was
22 really given.

23 Let me point out to this word significant, as I see
24 it, certainly four point six acres is insignificant in the
25 whole scheme of such a large project, but I notice everybody

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1 here's busy drinking water. You all have a glass of water
2 I've seen you drink several times tonight. Consider six
3 hundred and ninety-four days you're going to get all the water
4 you need, six point four days you have no water. Is it
5 insignificant? I don't think so.

6 CHAIR BERGER: Mr. Baskin, thanks for coming out
7 tonight. Okay, Ladies and Gentlemen, that gives all the people
8 that I have here time. At this time I'll ask Mr. Adamick to
9 please come back up and if you'd like to say anything.

10 MR. ADAMICK: I think very briefly. Many of the
11 comments were, were really related to the environmental
12 document, and I'm sure City staff and the environmental
13 consultant will respond to those in, in, in due time. I think
14 there were several though that were raised that I'd like to run
15 through.

16 I think first and foremost, the, the NRMP issues that
17 were cited by Ms. Savaikie. And you know, the Natural River
18 Management Plan is a highly monitored document by both Army
19 Corp and the Department of Fish and Game. We work with those
20 agencies on a very regular basis as it relates to
21 implementation in that plan. And to say that that plan's not
22 being implemented properly I think is inaccurate.

23 I think as far as lot sizes that were referenced,
24 they are not as low as four thousand square feet. The lot
25 sizes proposed at a, at a minimum would be forty-five hundred,

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1 on the plan are at about five thousand square feet and go up to
2 almost ten thousand square feet.

3 As far as school impacts, the student generation
4 rates were rates that were certainly public and available from
5 the districts. I think on top of that we have full mitigation
6 agreements with both the Saugus District and the Hart District,
7 and those are the districts that are effected by this project.

8 I think there was a reference to, to technology and
9 utilizing twenty-first century technology as it relates to the
10 river. The, the, the Santa Clara River is not going to look
11 like the L.A. River. Buried bank stabilization is a new
12 technology. It is a technology that is very new to Southern
13 California and has been implemented really only the last five
14 or six years on projects of ours. This is not a hard bottomed,
15 hard side technology that you see in some of the older
16 developments within L.A. City proper.

17 And I think finally the last time I checked we do not
18 own the Castaic Lake Water Agency, and I just wanted to point
19 that out. So that, that's my final comments.

20 CHAIR BERGER: Thank you, Mr. Adamick. Any questions
21 for Glenn? No. Thanks, Glenn. Okay. I'll open it up to
22 fellow Commissioners to discuss this issue. Rick, you want to
23 start?

24 COMMISSIONER WINSMAN: I will. This is probably one
25 of the most highly technical aspects of this EIR that, that

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1 we'll probably get into. There was a lot of information that I
2 think we all have to digest to take back. I, I appreciate the
3 input from the public, perhaps putting a different aside, a
4 different light to the issues that were so adequately
5 interpreted from the EIR by the, the staff, and I thank you for
6 that very detailed briefing. I asked my questions and I, I
7 await the answers at the next opportunity that we have to get
8 together on this.

9 CHAIR BERGER: Thank you, Mr. Winsman. Commissioner
10 Trautman?

11 VICE CHAIR TRAUTMAN: Yes, there is quite a bit of
12 information to digest and I, and I thank the public also for
13 their comments. I'd like to look into some of those issues as
14 well. And if you have additional information to supply I
15 invite you to send it in so that we can all take a look at
16 that.

17 I have a lot of other questions and they're very
18 detailed questions, and I think that they -- I'll have to put
19 them in writing and send them to you, send them to Castaic Lake
20 Water Agency and to others who are involved (inaudible). I
21 have not had a chance to go through all the appendices and
22 check on references, but I do find that there are a lot of
23 comments about assumptions that I think we need to look at very
24 carefully. So I am going to refrain from any other questions
25 for tonight and try to digest some of this now.

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1 CHAIR BERGER: Thanks, Commissioner Trautman. Tim?

2 COMMISSIONER BURKHART: Actually, I, I asked the
3 questions regarding tonight's topics when we had our question
4 period earlier. But I, I would like to ask Fred and have the
5 staff -- something that came up after our last presentation and
6 I was thinking about later. I'd like to get some more
7 information on the effect of this project on the development of
8 Golden Valley or the Cross-Valley Connector road, specifically
9 the BNT fees issues that would be generated by the project and
10 their contribution to the, to the roadway, the right-of-way
11 dedication versus the purchase of the right-of-way by the City
12 in order to complete the road. Just a, just an overall if, if
13 we don't do this project what's the status of the road in terms
14 of time and cost to the city versus if we do the project.

15 MR. FOLLSTAD: Okay. We'll, we'll have somebody at a
16 future meeting to discuss that.

17 COMMISSIONER BURKHART: That would be great, thanks.

18 CHAIR BERGER: Thank you, Tim. Dennis?

19 COMMISSIONER OSTROM: Yeah, I'm looking forward to
20 seeing some of the questions I asked answered. And there are
21 five comments I wanted to make.

22 One, I'd like to get Dan Masnada from Castaic Lake
23 Water Agency down here and, and basically tell us there's
24 enough water. And I understand -- I mean, I have spoken with
25 him before on many topics and he's a, he's a very good and

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1 clear thinking speaker, and I would just like to get some of
2 what he has to say on the record. And it would be nice if it
3 was, you know, something that would be in this room so that
4 people can see if and, and have his clear view of what the
5 water situation is in Santa Clarita.

6 Secondly, sort of looking for the relief of the site,
7 I would like to see -- you know, we, we have requested it, I
8 know it takes a lot of work. I just want to make sure that
9 that gets to us soon because we're looking at alternatives, and
10 I don't want to, to sort of get buried in the quandary of, you
11 know, the hundred year flood or anything like that. I, I, I
12 just want to see what the proposed site looks like out on
13 Thomson Ranch, you know, that type of technology. And I, I, I
14 know it takes time. I, I just really want --

15 MR. FOLLSTAD: The 3-D Sims.

16 COMMISSIONER OSTROM: Correct.

17 MR. FOLLSTAD: The 3-D simulations?

18 COMMISSIONER OSTROM: Yeah, yeah.

19 MR. FOLLSTAD: Yeah. Before -- do you want before
20 and after, or after?

21 COMMISSIONER OSTROM: Well, I would like to have some
22 understanding of what the before looks like because sometimes
23 when you see the after you sort of lose sight of what actually
24 took place. So I guess, yeah, I'd like to see a before and
25 after.

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1 Just, you know, people come in and they, they make
2 some just bold statements and -- about the techniques that were
3 used being eighty years old. And I'm a technical person and
4 that sort of threw me for a loop because it's in an area that I
5 don't have expertise in. And I don't know where those
6 strategically planted, you know, the proverbial thing of the
7 punch bowl or, or if it's -- and I really don't believe it's
8 true, but I just really -- and Glenn, Glenn addressed it. And
9 you know, it's just, it's just amazing that if that is a true
10 statement, I mean, I've been really rubbed one way. And so I,
11 I just want kind of a reaffirmation somehow that, that what
12 we're doing is, is the latest technology.

13 Last few comments, we had a couple of, a couple of
14 speakers that really sounded intelligent, I haven't seen them
15 before, and they made some real interesting comments. One,
16 the, the bio-mitigation measures, simple things that can be
17 done somehow or another, you know, and maybe they're not
18 practical. Maybe there's issues within the union that have
19 already been thought of but, you know, the idea of, of having -
20 - you know, replacing a, a blue line stream with some, some
21 sort of a watering system in the, in the, in the wild is really
22 -- it's very appealing to me. May I -- I may be naive.

23 And the downstream impacts, some sort of a, of a
24 treatment of that. I don't know how significant that is but
25 it, it, it is compelling to me the argument put forth. So I

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1 would just like to understand what they -- and, and I know what
2 happens on the coast shoreline, and I'm sure you do too. So,
3 you know, just look at, at that and just be -- and talk a
4 little bit about it sometime in the future. Thank you.

5 CHAIR BERGER: Thank you, Dennis. If that's all the
6 comments we have then it's the recommendation of the staff
7 today to continue this public hearing 'til May 18th, which is
8 believe is Tuesday?

9 VICE CHAIR TRAUTMAN: Yeah.

10 MR. FOLLSTAD: Yeah. Before we go and I just wanted
11 to go over the issues I heard.

12 CHAIR BERGER: Fred, please.

13 MR. FOLLSTAD: You'd like to have the, the effect of
14 the Cross-Valley Connector on the BNT, the right-of-way
15 purchase, further explanation of that. You'd like -- your --
16 that you've asked for them previously, we just haven't -- they
17 haven't been produced yet, is the relief of the site, you want
18 to know if the latest of technology is being used, especially
19 in the area of streambed protection. The bio, bio-mitigation
20 measures, you want a little bit more of an explanation on that,
21 including the use of guzzlers or watering sources on site. The
22 downstream impacts of the Santa Clara River south -- down,
23 downstream of the project.

24 And as far as having somebody from Castaic Lake Water
25 Agency being here, it -- we heard this before from the Planning

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1 Commission so we, we spoke with Dan Masnada, Masnada, I hope
2 I'm saying that right, with Castaic Lake Water Agency. He will
3 be able to give us a short presentation at our next meeting on
4 the 18th. The agenda you receive tonight, he's item one on that
5 agenda. He does have another engagement afterwards, so he will
6 be -- he will give about a half hour presentation and then
7 there will be a short question and answer period after that.
8 So hopefully he can answer some of your questions at that time.
9 So --

10 CHAIR BERGER: Thank you, Fred. One other thing, Mr.
11 Babcock, if you could point out to me in the EIR where the --
12 you brought up about the no nesting species, is, is -- I don't
13 know if that was a true statement that, that's in the EIR that
14 says there are no nesting species in the --

15 MR. BABCOCK: I think what he was referring to is not
16 -- no nesting species for all bird species, but for that summer
17 tanager my comment was there was no indication from all the
18 surveys that are conducted to date that that particular bird
19 species nests on the project site.

20 CHAIR BERGER: Oh, I see, okay, okay. Thank you.

21 MR. BABCOCK: There are many other bird species that
22 do nest on the site.

23 CHAIR BERGER: Okay. Great. That's clarification.
24 Okay. Any other comments or questions? Does staff have
25 anything?

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1 MR. FOLLSTAD: Yes. At the next meeting, which is
2 next Tuesday, since you've already go the, you've got the
3 packet tonight for next Tuesday --

4 CHAIR BERGER: Yes.

5 MR. FOLLSTAD: -- we just want to make sure that you
6 guys bring as, as many questions as you have. We'll try --
7 give them to us and we'll have about a month to come -- and,
8 and they'll come back to the June 15th meeting with hopefully
9 some of the, the answers.

10 CHAIR BERGER: On any subject that's come up so far?

11 MR. FOLLSTAD: Anything, anything you want.

12 CHAIR BERGER: Okay. Mr. Hogan?

13 MR. HOGAN: I just want to add to that, on May 18th
14 we've got a recommendation from the Parks Commission too, so
15 I'm going to show you a few slides and just give you a briefing
16 on what they're recommending to you guys. So --

17 CHAIR BERGER: Okay.

18 MR. HOGAN: -- we'll be showing that too.

19 CHAIR BERGER: Thank you, Mr. Hogan. Okay. I'll
20 entertain a motion that we take the -- this meeting and --

21 COMMISSIONER OSTROM: Move that we go with staff's
22 recommendation.

23 COMMISSIONER WINSMAN: Second.

24 VICE CHAIR TRAUTMAN: Second.

25 CHAIR BERGER: Okay. All in favor, please say aye.

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1 ALL COMMISSIONERS: Aye.

2 CHAIR BERGER: Anybody opposed? No? Great. Thank
3 you very much, Ladies and Gentlemen, for your time and input
4 tonight.

5 ITEM AGENDA NO. 1 CONCLUDED AT 10:02 P.M.

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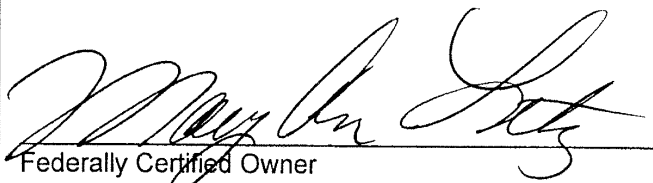
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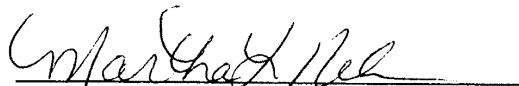
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CITY OF SANTA CLARITA
PLANNING COMMISSION

IN THE MATTERS OF .
 .
PORTION OF AGENDA ITEM NO. 1 .
 .
SANTA CLARITA VALLEY WATER .
SUPPLY PRESENTATION BY CASTAIC. .
LAKE WATER AGENCY (CLWA) .
 .

PARTIAL TRANSCRIPT OF PROCEEDINGS
TAKEN AT SANTA CLARITA CITY HALL
CITY COUNCIL CHAMBERS
23920 VALENCIA BOULEVARD
SANTA CLARITA, CALIFORNIA

THURSDAY, MAY 18, 2004, 7:00 P.M.
HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORT: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

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APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER
COMMISSION VICE CHAIR: DIANE TRAUTMAN
COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN

COMMISSION SECRETARY: TERASA SULLIVAN
SENIOR PLANNER: FRED FOLLSTAD
ASSOCIATE PLANNER: JEFF HOGAN

PUBLIC SPEAKERS:

LYNNE PLAMBECK, S.C.O.P.E.

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, MAY 18, 2004

2 AGENDA ITEM NUMBER 1

3 CHAIR BERGER: First up we have Item Number 1, which
4 is we're lucky enough to have a presentation tonight. It is a
5 presentation for the education of the Commissioners tonight,
6 and just wanted to make the public know -- known that we're not
7 going to hear -- open this to public comment after the
8 presentation. We are open at the end of the meeting at the
9 public business time that we will listen to anybody who'd like
10 to speak on this item, that's, that's fine. But tonight if --
11 we're just going to hear this presentation as an educational
12 for us. And I'll ask my fellow Commissioners if, if we can
13 hold all of our questions and comments until the speaker is
14 finished, and that would make it a little easier on him so that
15 he can go right through his presentation.

16 MS. PLAMBECK: That's a Brown Act violation,
17 Commission.

18 CHAIR BERGER: And so --

19 MS. PLAMBECK: It's a Brown Act violation, Mr.
20 Berger.

21 CHAIR BERGER: Lynne, I just -- I check with our, our
22 attorney and, and I'm just following their -- his instructions.

23 MS. PLAMBECK: It's --

24 CHAIR BERGER: Okay. Tonight, Item Number 1, does
25 staff want to introduce or am I going to.

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1 MR. BERTONI: Thank you, Chair Berger and Members of
2 the Planning Commission, thank you. And tonight really is a
3 request of -- to provide some information to the Planning
4 Commission.

5 The Planning Commission requested that we have
6 someone from Castaic Lake Water, Water Agency make a
7 presentation at the Commission, and the goal I believe of the
8 Planning Commission was for the Commission itself to receive
9 information, for the Commission itself to gain some information
10 about water supply for the water wholesaler for our -- for the
11 Santa Clarita Valley as being somewhat the, the one water
12 agency which has the largest geographic area for, for the
13 Valley and covers most of the City.

14 So with that we are lucky -- fortunate to have Dan
15 Masnada who is the General Manager of the Castaic Lake Water
16 Agency here to make the presentation. With him, he, he'll --
17 may introduce Ms. Mary Lou Cotton, also with the Castaic Lake
18 Water Agency. And, and right now what I'd like to do is turn
19 it over to Mr. Masnada.

20 MS. MASNADA: Thank you. Commissioners, Mr. Chair,
21 glad to be here this evening. Mary Lou Cotton is also here,
22 she's our Water Resources Manager at the Agency. And, Vince,
23 were you going to turn off the light up above the slide, is
24 that possible?

25 MR. BERTONI: Yeah.

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1 MS. MASNADA: Okay.

2 MR. BERTONI: Magic.

3 MS. MASNADA: Thank you.

4 MR. BERTONI: Just ask. You asked.

5 MS. MASNADA: What I'd like to do this evening is
6 provide you -- can you go to the next slide -- provide you a, a
7 perspective of the Santa Clarita Valley water supply,
8 essentially cover four areas. One will be the Santa Clarita
9 Valley water supply projections. Frankly, that's, that's the
10 easiest part. You know, the numbers are what the numbers are.

11 Secondly, we'll also talk about what I characterize
12 as prudent and proper water management. That's, that's where
13 the challenge is is in developing our water supplies well in
14 advance of demand and insuring that future users pay for the
15 benefits that they receive in the future, and the current users
16 pay for the benefits that they're currently receiving.

17 And one of the, one of the ways we conduct proper --
18 prudent and proper water management is through -- one of the
19 tools that we use is the Urban Water Management Plan. The plan
20 was adopted, was first adopted in the year 2000 and has to be
21 updated every five years. What I'll also cover are a number of
22 challenges in fulfilling the Urban Water Management Plan.

23 I said the numbers are what the numbers are. I've
24 got quite a few numbers here, and I'll start with the, the
25 numbers that are cited in the Urban Water Management Plan

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1 itself.

2 First of all, I'd like to emphasize that the plan
3 itself is a twenty year planning document, it has a twenty year
4 horizon. It's not intended to be a snapshot in time. So the
5 intent that, again as I mentioned earlier, the supplies are
6 developed in advance of demand. So in the earlier years the
7 supplies would be at the level on the left hand side. And as
8 we develop those supplies to meet the demand the supplies will
9 increase towards the hundred and eighty thousand acre foot
10 figure shown there.

11 The supplies that are currently available from
12 existing sources, those that we either have a contract for or
13 resources that we have here locally range from about ninety-
14 four thousand acre feet to about a hundred and sixteen thousand
15 acre feet. And, and this figure also takes into account an
16 ongoing expansion of the Earl Schmidt Treatment Plant which
17 will be completed this year. But with that capacity in place
18 we have the ability right now to deliver this amount of water.

19 Full utilization of existing sources, and I'll, I'll
20 describe those in just a few minutes, would, would result in a
21 supply of about a hundred and twenty-seven thousand acre feet
22 to a hundred and forty-four thousand acre feet. I think all of
23 you are, are familiar with the Newhall County Resolution. As a
24 matter of fact the, the City took a position in regards to that
25 particular resolution. But in the, in the resolution itself

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1 there's a category of current and finalized supply which is
2 truly a -- it's a, it's an attempted snapshot in time and it's
3 not a particularly well focused one in that the supply that's
4 shown in the resolution indicates a supply -- is of an order of
5 magnitude of seventy-four thousand acre feet, even though
6 current demand is on the order of over eighty thousand acre
7 feet.

8 Also in the resolution it identifies un-finalized
9 additional supply which it defines to be -- well, I don't
10 recall the exact definition, but it is essentially supplies
11 that are not yet developed and available.

12 I believe the number of a hundred and fifty-three
13 thousand, the reason it exceeds the hundred and forty-four that
14 I'm showing here, in part has to do with actually a too liberal
15 interpretation of the State Water number. And I'll get into,
16 I'll get into -- I'll explain that in just a bit here.

17 The Urban Water Management Plan as I mentioned
18 earlier is a -- has a twenty year planning horizon. It's a
19 collaborative document -- or it's a -- it was the result of a
20 collaborative regional effort. It was co-produced by the Water
21 Agency as the wholesaler and three of the four local retailers.
22 The fourth retailer, L.A. County Waterworks District 36 has
23 less than three thousand connections and is not obligated to
24 prepare an Urban Water Management Plan, although this year it
25 intends to participate in the 2005 update.

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1 The sources of information contained in the Urban
2 Water Management Plan include studies from a well known
3 respected Hydrologist, Richard Slade is a name you've heard in
4 the past, with decades of experience in the Santa Clarita
5 Valley. So this item covers our groundwater -- or our
6 groundwater supplies. The second item relates to our State
7 Water supplies and information from the Department of Water
8 Resources regarding the State Water supply. And the third item
9 relates to the demand side of the equation, the projections of
10 demand.

11 The, the Urban Water Management Plan is, is one of
12 the most comprehensive and thorough documents prepared in the
13 State as far as Urban Water Management Plans go. It's
14 certainly been the most scrutinized and validated because it's
15 been the only one that's been litigated. And I won't read the
16 quote to you, but this is a quote from the, the judge that
17 ruled on, on the litigation, and again he ruled entirely in
18 favor of the water agencies in both the preparation and the --
19 in both, in the preparation and the contents of the plan.

20 Now the -- what is the status of the Urban Water
21 Management Plan? Again, I mentioned that it's a twenty
22 year -- has a twenty year planning horizon. There's been a lot
23 of work that's been accomplished over the last four years in
24 regards to the plan. The first two are -- relate to the
25 funding for the various programs and projects that are included

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1 in the plan. The second two relate to specific plans of
2 actions and goals to implement portions of the plan on an
3 annual basis.

4 I should point out that the, the fiscal year 2003/04
5 budget had a capital program of roughly twenty-two, twenty-
6 three million dollars, which was the largest one since the Rio
7 Vista Water Treatment Plant facilities were constructed ten
8 years ago. This years -- or the upcoming fiscal year's plan
9 will be on the order of fifty-six million dollars, which
10 exclusive of the, of the acquisition of Santa Clarita Water
11 Company and acquisition of the forty-one thousand acre foot
12 transfer which I'll talk about in a little bit represents our,
13 our largest capital program in the history of the Agency. And
14 then the last three items here are specific plans of
15 implementation relating to our recycled water, long term
16 reliability which relates principally to our State Water
17 supply, and the groundwater management plan that relates to our
18 groundwater supplies.

19 Specific actions that have -- or physical actions
20 that have been taken over -- aside from the, the planning side
21 has to do with -- or I'll describe what they are rather than
22 reading them to you.

23 This, this relates to firming up our State Water
24 deliveries in dry years, so it's a, it's a reliability project.
25 Recycled water system is an additional source of supply, so

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1 it's a new supply project. The interim settlement relating to
2 the perchlorate contamination relates to water quality. The
3 Earl Schmidt expansion relates to expansion of our physical
4 capacity to treat water. The Sand Canyon Pipeline and
5 Reservoir Project relates to projects to move additional water
6 to the east side of the Valley. And then the Pitches Pipeline
7 is a project that will move more water to the northwest area of
8 our service area.

9 The future projects will include again additional
10 expansions of our, our treatment capacity of Rio Vista, firming
11 -- long term firming projects for our State Water supplies, and
12 then the possibility of acquiring additional supplies to meet
13 future demand.

14 Now plan refinements and updates for the 2005 Urban
15 Water Management Plan we will include the status of the
16 perchlorate contamination cleanup and the remedies that are
17 being pursued, implementation of the newly approved groundwater
18 management plan, implementation of both short and principally
19 long term, we've done the short term programs, but long term
20 groundwater banking programs which means banking of State Water
21 to, to improve the reliability of the State Water supply, and
22 I've got some graphs that I can go into in just a few minutes
23 regarding that, expansion of our recycled water system from the
24 current capacity of seventeen hundred acre feet to its ultimate
25 plan deliveries of seventeen thousand acre feet, water

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1 conservation measures, and then last but not least inclusion of
2 the, of the Department of Water Resources most recent update
3 of, of the reliability and, and expected deliveries from the
4 State Water Project, which as a State Water contractor we're,
5 we're mandated to use for our planning purposes.

6 On the demand -- all those other ones that I just
7 showed you relate to the supply side, both quality and
8 quantity. All the items listed here relate to demand
9 projections. And you can see what those are for yourselves. I
10 won't, I won't go through them in detail.

11 Sources of water supply, I've already touched on
12 them. We have two groundwater sources. There's the Alluvial
13 Aquifer and the Saugus Formation. The Saugus is the one that
14 has some perchlorate contamination, principally in the area of
15 the Whitaker Bermite site. There's the State Water Project
16 supply, and then also the recycled water supply that was first
17 commenced or implemented in July of last year.

18 This graphic shows our, our local groundwater
19 resources. The, the Alluvial Aquifer that I mentioned earlier,
20 and you can barely see it, it's just this thin layer right
21 here, it's very thin yet very dynamic. It produces the
22 majority of our groundwater. It, it essentially behaves as an
23 underground river. And you can see the hydrographs here that
24 depict well -- water levels in wells on the east end and wells
25 on the west end. What it's showing you here is that it drains

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1 from right to left, east to west, and that the well levels over
2 the years don't fluctuate all that much. You see some
3 fluctuation here during the 1987 through 1992 drought. They're
4 more dramatic on the east end because effectively the water
5 drains from east to west.

6 I mentioned it's quite dynamic as far as water going
7 in and coming out of the system. The, the Saugus Aquifer
8 behaves a bit differently, or quite a bit differently than the
9 Alluvial. It's much thicker. It has a much larger capacity, a
10 much, much larger amount of water stored there, but it's
11 very -- it's less dynamic than the Alluvial Aquifer. So as a
12 practical matter on an annual basis we can extract less. But
13 the Alluvial Aquifer can be used in conjunction with the, with
14 the Saugus Aquifer and our State Water supplies to result in a
15 very effective and reliable delivery of, of water to our
16 customers. Go ahead.

17 This slide -- well, the light's showing on it a
18 little bit -- but there's a lot of information contained here,
19 but I'll only mentioned two things. You can see over the last
20 twenty years when State Water first started -- when the State
21 Water deliveries first started to the valley deliveries of
22 groundwater production was on the order of forty thousand acre
23 feet, essentially, essentially Saugus and the Alluvial
24 production. Now it's on the order of eighty thousand acre
25 feet. And the State Project Water started at zero, it's on the

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1 order of forty thousand. Had State Water not been introduced
2 into the mix you would have had essentially a flat demand line.

3 And that's particularly important as we go to the
4 next slide. That's demonstrates there is no overdraft
5 occurring in, in the Valley. This slide shows the cumulative
6 change in groundwater storage. Perhaps the easiest way to, to
7 explain it is as if it was a bank account and you were allowed
8 to overdraw your bank account. If we were -- if we had
9 overdraft in the local groundwater aquifers this, this line
10 would continue to get more and more and more negative. In
11 fact, what's been happening is -- actually this was during that
12 '87 through 1992 drought, there were withdrawals made from the
13 bank. And then you can see over the next two years or next --
14 yeah, approximately next two years there were deposits made,
15 withdrawals, deposit. As long as the, the groundwater storage
16 fluctuates or stays essentially a long the zero balance line or
17 even increases there is no groundwater draft -- overdraft
18 occurring. And that's important to note.

19 One day I was at the gym with Ken Polscap (phonetic)
20 and he said, well, you know, one of the things that's been
21 raised as to do with the perchlorate contamination and the
22 impact on the Saugus Formation. And you know, since four wells
23 have been taken out of production, you know, I -- it, it's --
24 it makes intuitive sense to me that you should reduce your
25 supply based on that amount.

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1 And you know, and hearing it from Ken it, it, you
2 know, it just emphasized to me, I go hey, I need to be able to
3 explain this. Because if he doesn't understand it there's a
4 whole lot of other folks that don't.

5 The one thing we need to keep in mind is that our
6 well -- we have here locally much more -- many more wells than
7 are required to produce water on a, on an even basis throughout
8 the year, because as you well know our demand is much greater
9 in the summer than it is in, in the winter. So there's well
10 capacity that's needed for peaking purposes. As a practical
11 matter there's excess well capacity because certain wells go
12 down for other reasons other than being shut in for perchlorate
13 contamination. This slide essentially shows the amount of, of
14 capacity from existing wells that are not impacted by the
15 perchlorate. So approximately twenty-one thousand acre feet of
16 capacity.

17 Planned use, the numbers that are contained in the
18 first slide that I mentioned earlier from existing sources from
19 the Saugus is seventy-five hundred to fifteen thousand acre
20 feet. And as a practical matter we're even utilizing less than
21 that right now.

22 I mentioned the Saugus is somewhat different than the
23 Alluvium. And the, the Saugus is a supply that's better
24 utilized during dry years so you can hit it hard and then, and
25 then back off of it in, in wet years when it can recharge

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1 slowly. And, and, and that's what's happening right now. In
2 the long term we will be using -- utilizing the Saugus more in
3 this range, but it's going to be years before we even get up to
4 that point, which further mitigates the perchlorate
5 contamination issue because we aren't pumping anywhere near
6 these levels.

7 In regards to the State Water supply, I mentioned the
8 Newhall County Resolution a few minutes ago. And in the
9 resolution they accept thirty-eight thousand acre feet of State
10 Water as a supply from the State Water Project. In fact, we've
11 been delivering over thirty-eight thousand acre feet for the
12 past two years. And more important, the State Water Project
13 Delivery Reliability Report, which I'll explain in just a
14 minute, states that seventy-six of the contract amount is
15 available on average. And when I say on average some years
16 you'll get more, some years you'll get less. But over a
17 hundred year period we will get a hundred times seventy-two
18 thousand three hundred and fifty-two acre feet based on the
19 State Water Project Delivery Reliability Report.

20 And the report itself is based on a computer model
21 that uses historical precipitation data to simulate the
22 performance of the project under various demand conditions. As
23 a practical matter for our planning purposes we assume, we
24 assume a number of things.

25 One is that the project will not be developed any

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1 further than it already is. And we also -- oh well, here we
2 go, we got a new slide. It provide -- well, and it -- and the
3 other point I wanted to make is that, is that it assumes that
4 all of the State Water Project contractors are requesting their
5 full entitlements -- or excuse me, their full Table A amounts
6 or their full contract amounts. To the extent that they
7 request that that means there's more available for the other
8 contractors and the seventy-six percent figure would actually
9 increase, the -- as far as available to the Agency if we were
10 requesting our full Table A amount.

11 But the report provides useful information to water
12 suppliers and planners on the reliability of the project and
13 twenty years into the future, and as a practical matter ad
14 infinitum. It provides current information on the ability of
15 the project to deliver water under existing and future levels.
16 And we, we don't even utilize future levels. We're, we're not
17 even using that for our planning purposes, which is a, which is
18 a conservative approach. Based -- assuming California's
19 historical patterns of precipitation, and then it also provides
20 guidance on the role that State Water reliability plays in the
21 determination of our overall water supply reliability. If, if,
22 if State Water was the only source of supply for an Agency it
23 could not use -- well, it, it can't use as high a number as we
24 can that have multiple sources of supply, and we can use them
25 jointly or conjunctively is a term that we use.

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1 This curve actually summarizes the State Water
2 Project Delivery Reliability Report. And I mentioned that, you
3 know, it's, it's based on a computer model. That computer
4 model is not, is not a model you can run on the laptop like I
5 see in front of me. This is a huge model. There's thirty to
6 thirty-five modelers with the Department of Water Resources
7 that support this whole effort. And it attempts to model the
8 supply reliability for I believe the State Water Project and
9 the CVP. So the two largest projects in the State of
10 California utilize that model for -- and it essentially covers
11 the, the two main surface sources of water delivered to the
12 State.

13 Now to -- I need to explain it a little bit. 2021
14 level of development, all that means is that it's the full
15 demand situation. It essentially means that all of the
16 contractors are requesting their full entitlement. I show the
17 percent of CLWA full Table A or their contract amount, so from
18 zero to a hundred percent, and that equates from zero to
19 ninety-five thousand two hundred acre feet. This same graph
20 applies to the full four point one million acre feet available
21 from the State Water Project.

22 And what's most important and most misinterpreted is
23 the, is the X axis, the percent of time that delivery is at or
24 above a given level. If you go to the fifty percent point you
25 can see it's about eighty percent or seventy-six thousand,

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1 seventy-six thousand acre feet is seventy-six thousand acre
2 feet or more is delivered fifty percent of the time.

3 On the other hand, if you go to the ten percent point
4 we essentially receive our full contract amount, you know, say
5 ninety-five thousand to ninety-five thousand two hundred acre
6 feet ten percent of the time. If you go to a hundred percent
7 of the time we will be -- we will receive at least nineteen
8 thousand acre feet. And when I say a hundred percent of the
9 time that means we would receive anywhere from nineteen
10 thousand to ninety-five thousand two hundred acre feet in any
11 particular, in any particular year.

12 Now what is the supply, what is the supply from the
13 State Water Project? In mathematics you will learn it's the
14 area under the curve, that defines the supply available from
15 the State Water Project. And that area under the curve that I
16 showed you earlier is equivalent to a line at seventy-six
17 percent. And -- oh, be -- don't, don't go just yet. Well,
18 yeah, go ahead. You can, you can go to the next one.

19 So this area here is equivalent to the other crossed
20 area under the yellow line. Essentially Mother Nature delivers
21 it to us this way. We want to deliver it to our customer this
22 way. And in the Newhall Resolution it states there's only
23 thirty-eight thousand acre feet available. The Department of
24 Water Resources says we have seventy-two thousand acre feet
25 available. Essentially this amount of the supply is being

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1 ignored in the Newhall County Resolution.

2 And if, if, if Mother Nature delivered the water
3 along that straight line there wouldn't be a -- there would be
4 fewer arguments. I won't say there wouldn't be any arguments
5 as it relates to the water supply. But our job as water
6 managers, prudent and proper water management, all it involves
7 is taking that area of the curve and moving it over here.
8 That's all we're doing when I talk about reliability projects
9 or even using water conjunctively with existing water
10 resources. All right. That's what my job is. That's what the
11 purveyors job is as it relates to water that's delivered to
12 them via Mother Nature groundwater and combining it with State
13 Water. You know, we -- on the State Water side the Agency
14 tries to level it out. They do the same thing on the, on the
15 groundwater side.

16 Now what is the Agency's current capability of
17 delivering water? The Agency's taking into account short term
18 banking that we've, that we've done that will cover us in
19 dry -- for dry years during the next ten years, our capacity,
20 our current capacity constraints and including the treatment
21 plant expansion at Earl Schmidt that I just mentioned to you,
22 taking into account conjunctive use with local groundwater
23 supplies, we can reliably deliver year in and year out about
24 fifty-five thousand to fifty-nine thousand acre feet right now
25 of State Water. And that fifty-five to fifty-nine is included

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1 in that range that I showed you in the earlier slide as far as
2 availability of existing supplies and full utilization of
3 existing supplies.

4 Now, the water management principals that we're
5 applying here, some through the Urban Water Management Plan and
6 just the rest of it just -- in our jobs as water managers, is
7 first of all engaging in a reasonable collaborative effort to
8 update the Urban Water Management Plan in an objective and
9 unbiased manner that complies with both the spirit and letter
10 of the law. Secondly, a -- that's compliance with the law.

11 The next one has to do with good water management and
12 also with making sure that the benefits and the costs go hand
13 in hand. That future users pay for the future benefits and
14 current users pay for the current benefits. We're not here to
15 build out projects and acquire water supplies twenty years in
16 advance because those individuals that would be benefitting
17 from those supplies and those projects are not here to pay for
18 them.

19 What we are doing is maintaining or attempting to
20 maintain supply and advance of demand on approximately a five,
21 five, five to ten year basis. And we do have a certain funding
22 mechanism that allow us to do that. The connection fees for
23 new development, for example, property taxes are one percent
24 tax monies. And even the, the water, the waterway case for
25 projects that benefit existing users.

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1 Third item, utilizing wet supplies, this is
2 essentially right reliability enhancement where we, we store
3 year -- we store water in years that excess water's available
4 to use in dry years when you have to make up for shortages, in
5 the State Water Project deliveries, and also groundwater
6 supplies.

7 And then last and not least, but this is important,
8 is correct use and interpretation of the delivery reliability
9 report. Because for two different agencies, depending on their
10 particular circumstances from a supply standpoint to depending
11 on what their levels of demand are they would use the, they,
12 they would use the delivery reliability report differently.

13 Now, I mentioned -- well, we're going to talk about
14 challenges to the Urban Water Management Plan, or take a
15 notation to hear the of the Urban Water Management Plan. We've
16 got five shown there. There's one more that I'll get into in
17 just a minute.

18 Generally speaking, those go from least challenging
19 to most challenging, they're all challenging. But as you'll
20 see the reason technical and operational are less challenging
21 than perhaps financial regulatories because at the technical
22 and operational level there's no local control. As you go
23 further down the list here there's less local, local control
24 and it gets more to the State level, and in some cases even the
25 Federal level.

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1 I'm not going to read through all of these, but these
2 are all examples, they're the principle examples of the various
3 challenges we have. As you can see a number of them relate to
4 the, the clean up of the per chlorate, the contamination issue.
5 And also, well, and also implementation of our Capital
6 Improvement Program in advance of demand. This is largely --
7 this is something from a technical standpoint that's hardly in
8 our control.

9 Operational challenges, you've got constructing and
10 operating facilities in an increasingly urban environment. As
11 I mentioned earlier, coordinating the conjunctive use of local
12 sources and State Water supply, and there are also security
13 issues. Next.

14 The institutional challenges, coordinating with the
15 City and County planning agencies, and here I'm talking
16 principally with respect to a recycled water supply as far as
17 working with the City and County in, in developing ordinances
18 that, that provide for the efficient and cost effective use of
19 recycled water where it makes the most amount of sense.
20 Institutional challenge, the Newhall county Water Resolution in
21 the fact -- and in the sense that there's another set of
22 numbers being thrown out there and we have to deal with that as
23 an institutional issue.

24 Financial challenges. Virtually all of these involve
25 challenges at the State level. State government attempts to

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1 vote local property taxes funds. As a matter of fact, we just
2 found that over the next few years we will be losing forty
3 percent of our one percent property tax revenue. The impact of
4 the State's budget crisis on, on our, not necessarily our
5 ability to borrow funds, but on the cost of our, the cost of
6 our funds, and so on and so forth.

7 And last but not least the State Water Project is not
8 a new system. It's about forty years old now and there's an
9 increasing in element cost and then there's the issue of the
10 State operating the system and can not be done more cost
11 effectively by others.

12 Regulatory challenges. This is where, where we have
13 folks at the Federal level that are involved, you know, that,
14 that impact our operations. The EPA for example. Department
15 of Health Services is a State agency. The, the chloride,
16 chloride issue of the TMDL issue and chloride impact our
17 ability to serve recycled water.

18 So, I've mentioned the five challenges. And last but
19 not least, and the single greatest challenge is activist
20 litigation. Principally in the form or CEQA lawsuits
21 challenging our environmental compliance. And as a result of
22 that -- well, not a result of that -- I would say we've always
23 taken particular care to produce detailed CEQA documents, but
24 the one thing we've learned is because more than likely it may
25 be litigated we've gone above and beyond the call of duty to

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1 provide additional public process opportunities above what's
2 required in the law in order to not necessarily make the best
3 case or to, to get the information out there, but knowing that
4 we will have to defend it in court. And the activists are
5 misusing CEQA because it's intended to identify impacts to the
6 environment. And I truly believe that because, you know, when
7 I first came here I was naive enough to think we could settle
8 some of these lawsuits because to me it was always about site
9 inspection, that they were, that they were settleable to use a
10 term. And unfortunately if, if it was strictly about the
11 environment there were -- there are win/win solutions that
12 relate to the environment. But if it's somebody that's trying
13 to stop you from doing your job there is no win/win solution in
14 the form of a settlement, short of just giving up the ship.

15 I'm going to mention a couple of the litigation that
16 we're involved in, and defendants. This litigation relates to
17 the, the agencies acquisition of Santa Clarita Water Company.
18 And the principle benefit of the action was that public
19 ownership, although it was a private supplier, and then the
20 over arching principle is the efficiency of water supply
21 systems and resource management.

22 Next litigation has to do with the -- oh, litigation,
23 I mentioned earlier, the Urban Water Management Plan in which
24 the, the courts ruled completely in our favor. The principle
25 benefit, again, we worked -- we tried to, tried to comply with

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1 both the spirit and the letter of the Urban Water Management
2 Planning Act to provide a twenty year projection of our water
3 supply and demand. And, well, I've already covered the over
4 arching principle.

5 The first litigation relates to the forty-one
6 thousand acre foot transfer or acquisition from our Kern County
7 Water Agency. And the principle benefit is we were acquiring
8 additional supply for a proved demand. And the over arching
9 principle is that water transfers from the AG to urban users
10 are touted by the State's environmental community as a superior
11 alternative to building new facilities.

12 This litigation relates to one of the short term
13 banking programs that we implemented to essentially supplement
14 dry year deliveries. Again, the benefit is that we store
15 excess water available, as I mentioned earlier, and it offsets
16 shortages in, in years that -- in dry years. Again,
17 groundwater banking is touted by the State's environmental
18 community as the most desirable approach for storing water.

19 This slide summarizes the litigation expenses that
20 we've incurred in defending the, the litigation that I just ran
21 through, about three point three million dollars. But the
22 three million dollars you see here, that's -- the actual cost
23 are a number of factors greater than that as it relates to
24 having to redo EIR's, delay costs, staff time, et cetera, et
25 cetera.

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1 And what's, what's the bottom line here, a common
2 sense approach. And that's to continue to rely on the
3 collaborative regional preparation of the Urban Water
4 Management, Management Plan in it's future updates for Santa
5 Clarita water supply and demand projections.

6 If you have any question I'll be more than happy to
7 answer them.

8 CHAIR BERGER: Thank you very much. Okay. I'd like
9 to open this up. Commissioners, if you'd like to speak?

10 MR. OSTROM: Yeah, yeah, I have a question. If
11 we -- you had indicated that we like to stage our
12 infrastructure buildup with demand. And I guess my, my
13 question is, is that if you see an opportunity to enhance your
14 infrastructure, in other words, get more water and you put it
15 off, will -- how, how do you know it will be there in like five
16 years, ten, twenty years from now?

17 MR. MASNADA: Well, what we're doing, what we're
18 doing right now is -- and Mary Lou's working on this, is
19 prioritizing various projects. There are, there are transfers.
20 There's water out there available for sale. There's also local
21 enhancement opportunities. And what we're trying to do is
22 prioritize these projects, not just from a cost standpoint, but
23 also recognizing what opportunities are here and what
24 opportunities may come and go. Certainly the ones that are
25 here locally, we've always got the ability to, to implement

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1 those. But, but there is a thought process that we go through
2 at the agency and working with the purveyors because there's
3 also, there's also reality that we have to deal with as far as,
4 you know, all of the other issues that I, I mentioned up there
5 in, in the way of challenges. It may be regulatory, we may be
6 precluded from doing something from a regulatory standpoint, or
7 clear up some litigation. But again, that's something that,
8 you know, usually become I'd say more active in doing.

9 UNIDENTIFIED FEMALE SPEAKER: If, if I could add
10 something to that, the agricultural sector is -- it's
11 always -- for about the past ten years it's been shifting.
12 However, as you know, the AG sector has been impacted greatly
13 by the commodity costs and just the cost of doing business in
14 California. So, a lot of the water supplies that they
15 contracted for, are now too expensive for them to hold onto.
16 And, we're starting to see kind of a tipping point where, they
17 have water supplies that they are putting up for sale, not just
18 to us, but to the urban sector all around the State. And it's
19 going to be a year's long process as gradually greater amounts
20 of water go from the AG sector to the urban sector, and we're
21 taking advantage of that.

22 MR. OSTROM: Well, let me, let me get to my question
23 maybe a slightly different way. I think you're, you're
24 answering with specific instances, but I'm looking at more of a
25 macro view of it. I guess my biggest concern is I think

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1 everybody's concern, and I'm not really sure that it's about a
2 concern. And I, I think the concern is that one day you're
3 going to go to the spigot and you're going to turn it on and
4 there won't be any water.

5 MR. MASNADA: Well, good point. I actually have a
6 concluding remark that I wrote down.

7 "In regards to our water supply, the facts are it's
8 not limitless. However, the reliability of water
9 deliveries in the valley are among the highest of the
10 local utilities. Groundwater overdraft is not
11 occurring. The per chlorate contamination is being
12 addressed."

13 You know, and on and on. But Commissioner Ostrom,
14 you're right, it isn't limitless. Right now with the supplies
15 that we have, and I don't recall the number, but we're looking
16 at, as far as providing service to our -- to, to the agency
17 service area without any annexations occurring, the, the next
18 instance where we would have to acquire or bring in additional
19 water, it was well after 2020, I want to say 2030, I'm not sure
20 it goes out that far, it might be 2025. You know, we're, we're
21 utilizing eight -- well, the demand is about eighty-five
22 thousand acre feet right now. Full development of our existing
23 sources of supply would take us to about a hundred and forty-
24 five thousand acre feet. Not quite double, but you tell me
25 when you think the, the population in the valley will really

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1 double. Of course, that is something that we do take into
2 account in both the Urban Water Management Planning process,
3 and then our data document where we actually forecast our
4 capital improvement plan out fifty years. And it's in that
5 document that I'm trying to recall when the next acquisition of
6 water would have to occur. And frankly, if it doesn't occur
7 then the demand -- then we could -- that's when we will not be
8 able to grow passed that point.

9 We don't want to fail in doing our job. We want to
10 make sure that when that tap is turned that the water continues
11 to flow, regardless of whether we're delivering eighty-five
12 thousand acre feet or a hundred and forty thousand acre feet.
13 At the hundred and forty thousand acre feet with existing
14 sources of supply it's a tighter system to, to operate, but the
15 water is there.

16 CHAIR BERGER: And Commissioner Trautman?

17 VICE CHAIR TRAUTMAN: Yes, I have a number of
18 questions. Actually, I typed up a list of them and I'm going
19 to mention a couple of them now, and the Commissioners all have
20 a copy. But you had mentioned let me turn the page, well,
21 first of all you're talking about reliability of seventy-six
22 percent fifty percent of the time, so, fifty percent of the
23 time it's --

24 MR. MASNADA: No, that's not what I said.

25 VICE CHAIR TRAUTMAN: Okay.

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1 MR. MASNADA: I said it's seventy-six percent -- it's
2 equivalent to seventy-six percent year in and year out. It's,
3 it's equivalent --

4 VICE CHAIR TRAUTMAN: Okay. So, seventy-six percent
5 of the ninety-five two hundred, which is --

6 MR. MASNADA: No, it's -- well, let's say seventy-two
7 thousand acre feet year in and year out, that's what it's
8 equivalent to. Not fifty percent of the time, but all of the
9 time. Is that -- that's what it's equivalent to.

10 VICE CHAIR TRAUTMAN: Seventy-six percent, okay.

11 MR. MASNADA: It's that straight line on the graph.
12 Just disregard the rest of it. Assuming we do our job as water
13 managers and move that one, that one area to the other area,
14 it's as if the, the goal -- the ability to deliver seventy-two
15 thousand acre feet year in and year out is there with
16 reliability enhancement projects.

17 VICE CHAIR TRAUTMAN: But that's a combination of --
18 are you saying that's a combination of State Water Project --

19 MR. MASNADA: No. It is just State Water Project and
20 what we call reliability enhancement projects which -- it's,
21 it's a matter of money. It's a -- it's being able to, in those
22 years when the deliveries are above the red line -- maybe we
23 should go back to that curve.

24 UNIDENTIFIED FEMALE SPEAKER: Yes, --

25 MR. MASNADA: Oh, there you go. In those -- in these

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1 years which occur sixty percent of the time -- sixty percent of
2 the time roughly, there will be more than seventy-two thousand
3 acre feet available. It may be seventy-two thousand, it may be
4 eighty-five thousand, it may be ninety-five thousand. In those
5 years the excess above -- let's assume the demand for the
6 seventy-two thousand exists and we're using seventy-two
7 thousand, in the years when we get more than that we have to be
8 able to bank it, send it up to the Kern County, store it in the
9 ground water aquifer. And then in those years when there's
10 less than -- let's say when we're forty-six thousand or forty-
11 seven thousand acre feet, because it's a drier year, then in
12 those years we would take delivery of the forty-seven thousand
13 plus take this amount out of storage.

14 VICE CHAIR TRAUTMAN: Okay. Is that --

15 MR. MASNADA: That's --

16 VICE CHAIR TRAUTMAN: That is based on the
17 availability, that percentage of the ninety-five two, which is
18 the full Table A amount?

19 MR. MASNADA: No, it's recognizing that the, that,
20 that the availability is equivalent to seventy-two thousand
21 acre feet. We're not, we're not using the ninety-five -- we're
22 not assuming that ninety-five thousand acre feet is available
23 all the time.

24 VICE CHAIR TRAUTMAN: All right.

25 MR. MASNADA: That's not the case. That's what this

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1 line means. It says we only have seventy-two thousand acre
2 feet available to us on an average basis. Like I said, some
3 years more, some years less, but over the long hall it's
4 seventy-two thousand acre feet year in and year out. I'm going
5 to repeat myself, but mother nature delivers it this way, and
6 it's up to us as water managers to deliver it to our customers
7 this way. And that can be done simply through the utilization
8 of reliability enhancement projects. And I -- as I stated
9 earlier, it's not our money.

10 VICE CHAIR TRAUTMAN: Okay. Those enhancement
11 projects though, that's the water banking, that's multiple
12 locations for water banking and --

13 UNIDENTIFIED FEMALE SPEAKER: It can be, or it can be
14 all in one bank. Some water agencies put all their eggs in one
15 basket, others like a portfolio. We're taking the portfolio
16 route.

17 VICE CHAIR TRAUTMAN: But that water banking, it
18 seems that other agencies have the water to sell to you and you
19 have a capacity to store it.

20 MR. MASNADA: No, we have the water. It's, it's
21 utilizing their storage space. It's like they have a lake --
22 this is an easy way to describe it. They have an underground
23 lake and, and those years that we have more than the seventy-
24 two thousand, we take the, the twenty thousand, the twenty
25 thousand acre feet of extra water, we put it in their lake.

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1 And then the year that we get -- and then we're able to do that
2 over a certain period of time, depending on how much our base
3 contract amount is, in
4 order -- we can do that over a number of years and we can store
5 fifty, sixty, seventy thousand acre feet, whatever it makes
6 sense to do for our particular needs. And then in those years
7 when there's less delivered to us from the project, we just
8 take water out of the bank, out of the lake and supplement it
9 with deliveries from the State Water Project to achieve the
10 seventy-two thousand. It doesn't have anything to do with
11 acquiring additional, additional water. We already have a
12 right to that. It's --

13 VICE CHAIR TRAUTMAN: But it's not an optional
14 purchase.

15 MR. MASNADA: It's just how we -- it's how we -- to
16 do it as we see fit.

17 UNIDENTIFIED FEMALE SPEAKER: And over the last few
18 years, we had years that were on the right side, the upper part
19 of the curve. And we took that excess water and banked in Kern
20 County. And we now have fifty thousand acre feet, a little bit
21 more, in the bank that in the next dry year we'll pull a
22 portion out and bring it down the aqueduct and deliver it here.

23 VICE CHAIR TRAUTMAN: And how is your ability to
24 withdraw that effected at any given time by other agencies
25 banking water at that same location?

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1 UNIDENTIFIED FEMALE SPEAKER: We have, you know, a
2 monitoring agreement and a cooperative agreement with other
3 partners in the bank. I mean, everyone works to -- because of
4 course everyone's going to want to deliver water at the same
5 time in dry years. But the project, of course, it's if it's
6 not delivering a lot of wet water over on the right hand side
7 of the curve the aqueduct has more capacity in a dry year, so
8 there's room to bump it out, put it in the aqueduct and bring
9 it down.

10 MR. MASNADA: And also we can -- you know, one, you
11 know, one month we can take deliveries of our basic entitlement
12 or our Table A amount and then other months when other agencies
13 aren't taking their water out of storage we can take water out
14 of storage. As a practical matter more than likely, water
15 that's banked isn't even taken and pumped out. It's waters
16 that would otherwise be delivered to that district is allowed
17 to flow down the aqueduct to us. There's a number of ways to,
18 to operate the system. But I think the fundamental point is
19 the one that Mary Lou just mentioned. In a, in a dry year the,
20 the system is not full, so there's plenty of capacity to move
21 water in it.

22 VICE CHAIR TRAUTMAN: Okay. In tables, in the water
23 report, and I think it was the annual water report that I'm
24 thinking of now, ten thousand acre feet of water was being
25 banked and was available and was considered among the, the

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1 total amount of water that would be available for that year.
2 Okay. So, if you have that ten thousand acre feet and you
3 withdraw it that year, you're saying that you know you have a
4 source for that additional ten thousand acre feet that can
5 replace that for future years because if it's in a column, if
6 there's no range of available water from, you know, two
7 thousand to ten thousand will be available through a multiple
8 of sources. If you're stating that the ten thousand's
9 available, that's going to give us a total figure that tells us
10 what amount of water is available. So, that tells us as
11 planners, well, if we're talking about so many acre feet per
12 household per year that will, that will support this number of
13 homes. But if we're looking at a snapshot of one year and
14 that's supposed to tell us it will support, and then let's say
15 we have other years where we don't have that water available,
16 we've not been, been able to bank it, we had a six year drought
17 or a ten year drought, which can happen. What's going to
18 replace that ten thousand acre feet? There isn't -- what I'm
19 saying is there doesn't seem to be a range of, of water
20 deliverability in order to know whether there are going to be
21 years where we may have to cut back and implement some
22 other --

23 MR. MASNADA: Well, I'm a bit confused. The bottom
24 line is we as water suppliers are going to tell you where we
25 are in the curve here. I, I mentioned earlier, we're in the

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1 fifty-five to fifty-nine thousand acre foot range. You as a
2 land use planner, I don't mean, I don't mean to trivialize
3 this, but that's all you have to worry about. As long as we're
4 doing our job. How much water we've banked in any particular
5 year is going to be dependent on a number of factors, how much
6 demand, and that demand will increase over the, over the course
7 of time. And we will have to bank more and more as, as demand
8 on the system increases. But the bottom line is all we can,
9 all we can achieve is seventy-two thousand acre feet, no more,
10 no less. The fact that we bank ten thousand one year and
11 twenty thousand the next year and taken out fifteen thousand,
12 as long as we're doing our job correctly, you don't have to
13 worry about that. You just have to worry about what figure we
14 tell you we can rely -- we as water suppliers can reliably
15 provide you.

16 I understand -- I think I understand the distinction
17 you're trying to make, there's a difference between seventy-two
18 thousand acre feet year in and year out. There is a
19 difference, and that to distinguish it from ten thousand acre
20 feet of water that you -- that, that it's in a lump sum that's
21 not available, to use a phrase, to build condos with. The
22 seventy-two thousand acre feet is year in and year out and is
23 available to build condos with. The ten thousand is part of
24 the water that we have to store to insure that you get that
25 seventy-two thousand.

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1 But I don't think -- again, I'm not trying to
2 trivialize this, trivialize this but you don't have to worry
3 about the ten thousand. You know, ultimately, you know, with
4 the Urban Water Management -- the intent of the Urban Water
5 Management Plan is that, that's a -- we're going to be doing a
6 number of things that increase our, our supply and one
7 component that supplies at seventy-two thousand acre foot
8 amount. And then -- and it's not totally available now.
9 Fifty-five to fifty-nine thousand acre feet is available on a
10 reliable basis right now.

11 CHAIR BERGER: Ms. Masnada, I know you have a prior
12 obligation that you committed yourself to, and I don't know
13 about your time, I was told you had an hour. How much more
14 time do you have to answer questions so I can just be fair?

15 MR. MASNADA: I, I'm -- I'll leave it, I'll leave it
16 to you, Mr. Chair.

17 CHAIR BERGER: Okay.

18 MR. MASNADA: No, I -- if I have -- you know, I can
19 stay a little bit longer if you want me to.

20 CHAIR BERGER: Okay. My fellow Commissioners, Mr.
21 Masnada did have a property issue. He came again tonight just
22 to educate us. I know that -- and I spoke to Vince on this and
23 I, I mentioned it, we can ask staff to bring somebody from a
24 different agency to come talk or somebody from the other angle,
25 so we -- I'd like to do that if we could. But knowing tonight

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1 that Ms. Masnada has another obligation, if you want to ask
2 another question please go ahead. I just want you to know that
3 he does have other, other commitments.

4 VICE CHAIR TRAUTMAN: Okay. Well, I understand,
5 thank you, Chair Berger. And as I said, I prepared questions.
6 Some of them may be redundant to what you've answered here but
7 I would like an answer, and I know that it's easier for you to
8 receive it in writing.

9 MR. MASNADA: Sure.

10 VICE CHAIR TRAUTMAN: So I'll, I'll pass this on to
11 you because, you know, I wanted to know things specifically
12 about four stage rationing that's mentioned in the, in the
13 draft environmental impact report for Riverpark and more about
14 Saugus Formation and, and how you're coming up with the figures
15 you are, and that sort of thing. I'm sure there will be other
16 questions, but as Chair Berger has mentioned I do want to have
17 someone come and speak to this from the opposite position and
18 give us some feedback on that.

19 But I, I also want to make the statement that I think
20 that there have been cases that have been brought up that are
21 environmental issues or CEQA issues. For instance, with the
22 Monterey agreement and calling that into question because the
23 no project alternative was not, was not evaluated as it should
24 have been. So, I think that there are times and it should be
25 recognized that there are times when lawsuits become inevitable

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1 because steps are not followed or not followed through. So, I
2 will pass this on then. Thank you.

3 MR. MASNADA: If I may, in regards to the Monterey
4 agreement it recognizes the full ninety-five thousand two
5 hundred acre feet. And so -- but I'd be more than happy to
6 talk about that.

7 CHAIR BERGER: Commissioner --

8 MR. MASNADA: That would, that would involve much
9 more than an hour.

10 CHAIR BERGER: Commissioner Winsman?

11 COMMISSIONER WINSMAN: I appreciate you taking the
12 time to come and, and share this information with us. I, I
13 personally do not ever want to become a water expert. I, I
14 will leave that to you. Your job is safe as far as I'm
15 concerned, no interest. At the same time I think we want to
16 develop a level of confidence that when we have to conform to
17 SB 610 and those other requirements that we have to that we are
18 in fact talking with experts and that we are getting an expert
19 answer that is, that is truthful, fact based, and the how part
20 of the will serve/how serve is, is something that we can
21 understand and, and sounds commonsensical and, and realistic.
22 And I think that this is probably one of, of several
23 opportunities that at least I think would be necessary for us
24 to, to understand that from that standpoint. And knowing your
25 time commitment this evening, I, I do have questions but they

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1 can wait for another date and I appreciate it.

2 MR. MASNADA: The one, the one point I would like to
3 make is that -- I was trying to recall that when Commissioner
4 Trautman was speaking is that regardless of which, which side
5 if you will that you will -- I'm here making a presentation,
6 keep in mind that the sources of information that are being
7 utilized are no different. It's just how they're being
8 utilized.

9 CHAIR BERGER: Okay. Thank you, Mr. Winsman.

10 COMMISSIONER WINSMAN: Thank you.

11 CHAIR BERGER: Commissioner Burkhardt, any questions?

12 COMMISSIONER BURKHART: No.

13 CHAIR BERGER: Okay, great. I think that's, that's
14 it for tonight, and I really do appreciate both of you coming
15 out and taking the time. I found it very informative. Thanks
16 a lot.

17 MR. MASNADA: Thank you.

18 CHAIR BERGER: If anybody is here for Item Number 3,
19 I saw some people walk in, Item Number 3 has been postponed
20 'til June 1st. So, if anybody did come in that is here for that
21 item I'm sorry to inconvenience you.

22 MR. WALLENBERG: Mr. Chairman?

23 CHAIR BERGER: Yes?

24 MR. WALLENBERG: Can I make a comment really quickly?

25 CHAIR BERGER: Please.

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1 MR. WALLENBERG: We had a minor debate earlier about
2 what the Brown Act required with regard to this item. The
3 Brown Act says that anytime an item is considered by the
4 Commission before or during that time the public has a right to
5 offer testimony. There are items on your agenda we don't
6 consider to fall within considering -- so which are things like
7 the, inner day manager's report and the approval of your
8 agendas, we don't allow public comment during those items.

9 This item was intended to be for the report and was a
10 minor Q and A, but as it grew into more of a discussion on this
11 item I think that starts to move it more towards the
12 consideration of an item by the Planning Commission. So, I
13 think it would be appropriate if we were to allow any public
14 comments that people wanted to make on this particular item
15 since the discussion kind of grew to, to larger than, than I
16 think it originally was meant to be.

17 CHAIR BERGER: I appreciate that comment. Thank you
18 very much, Mr. Wallenberg. Any questions for the attorney on
19 this? No? Great. Thank you. Okay. Next up we have item, I
20 think it's number two, and we have --

21 MR. WALLENBERG: Well, this would be -- if we're
22 going to allow comment on it we should allow it now, before we
23 move on to the next item, so --

24 CHAIR BERGER: Oh. We do have two people that are
25 going to speak on, on the water. I hope -- I know Lynne's

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1 here, but I'm not sure if Mary Lou left, but Ms. Lynne
2 Planbeck, you're more than welcome to step up.

3 UNIDENTIFIED MALE SPEAKER: Is this comment limited
4 to three minutes, Mr. Chairman?

5 CHAIR BERGER: Yes, it is.

6 MS. PLAMBECK: Thank you, sir. I agree with your
7 assessment of the Brown Act. I, I would just like to say that
8 we think given -- Newhall County Water District has given many
9 presentations throughout the district and throughout L.A.
10 County on, on our resolution. And it seems quite incredible to
11 me that you would receive a presentation that comments on our
12 resolution and makes inaccurate statements about our resolution
13 and not include us in the panel to be able to rebut. You had
14 two directors sitting in the audience, and one of them left
15 after she was told she wasn't going to be able to speak.
16 Frankly, I think she was insulted and I think that it's, it's
17 not something that we ever would have done at our water
18 district had you come to us. If we saw a Commissioner sitting
19 in the audience, we would of course love to hear from them.

20 I, I would just like to say that there are several
21 areas of problems that I hope that we will be able to give a
22 rebuttal presentation on this. But to respond I think to
23 Commissioner Trautman's questions, the chart that General
24 Manager Masnada showed you is sort of mixing the apples and
25 oranges. The seventy-two thousand acre feet is an average

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1 historic delivery. The chart on reliability, this one, is
2 still at -- you can get eighty percent of deliveries fifty
3 percent of the time, ninety percent thirty percent of the time.
4 We do not use -- we use the fifty -- eighty/fifty percent in
5 our resolution, contrary to what Mr. Masnada said. And we did
6 that after there was public comment on the issue at the January
7 29th hearing, that people would not mind cutting -- having to
8 cut back.

9 The reason we were concerned about liabilities is
10 because we have areas that are very remote rely almost entirely
11 all State water, particularly the eastern reaches of the river.
12 But what he did is show you one chart and then act as though it
13 was referred to that. If you look in the Department of Water
14 Resources Reliability Report, this is a chart about water
15 deliveries and they -- in the beginning of the report there's
16 something that talks about average historical deliveries. The
17 reason why average historical deliveries may not be a good use
18 really to determine what the future use is going to be and what
19 your future deliveries are going to be is because as we become
20 tighter in water and the net has to take more of its State
21 water resources it may not be so much for everybody else to be
22 taking excesses. So in the past we were able to get more than
23 we may be able to get in the future. We also may have climate
24 changes that will drastically change that.

25 I'd just like to pass you all, all a copy of our

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1 resolution in case you haven't read it. It is available on our
2 website, but you'll see that every piece of information was
3 documented. We did go with the fifty percent State water
4 reliability because that -- there's been two court decisions on
5 that matter and we felt that that was probably the most prudent
6 use of that. And we did request that we would be able to come
7 and make a presentation to you.

8 CHAIR BERGER: Thank you, Ms. Plambeck. I apologize
9 if I insulted Ms. Gusman (phonetic), I'm sorry.

10 MS. PLAMBECK: Well it's pretty incredible to have
11 somebody talk about your resolution and not be able to respond,
12 or I would like to respond to the accuracy too.

13 CHAIR BERGER: Ma'am, I just want to say thanks.

14 MS. PLAMBECK: Oh.

15 CHAIR BERGER: And I, I don't see Maria Coutice
16 (phonetic). How do you pronounce that?

17 UNIDENTIFIED FEMALE SPEAKER: Gutesight (phonetic),
18 Gutesight.

19 CHAIR BERGER: Gutesight, Maria Gutesight, I don't
20 believe she's here. And those are the two people we did have
21 on the speakers. Okay. I think we're okay now to move onto
22 the next item.

23 AGENDA ITEM NUMBER 1 CONCLUDED

24 * * * * *

25

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MONROVIA, CALIFORNIA 91016
(626) 303-1113



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7/1/04

Date

ORIGINAL

CITY OF SANTA CLARITA
PLANNING COMMISSION

IN THE MATTERS OF .
 .
PORTION OF AGENDA ITEM NO. 1 .
 .
SANTA CLARITA VALLEY WATER .
SUPPLY PRESENTATION BY CASTAIC .
LAKE WATER AGENCY (CLWA) .
 .

AGENDA ITEM NO. 4 .
 .
RIVERPARK PROJECT .
(MASTER CASE NO. 02-175, .
VESTING TENTATIVE TRACT MAP .
53425, GENERAL PLAN AMENDMENT .
02-002, ZONE CHANGE 02-002, .
OAK TREE PERMIT 02-025 .
CONDITIONAL USE PERMIT 02-009, .
HILLSIDE REVIEW 02-003, & .
ADJUSTMENT 02-010) .

ENVIRONMENTAL IMPACT REPORT .
SCH#2001091081 .

PARTIAL TRANSCRIPT OF PROCEEDINGS
TAKEN AT SANTA CLARITA CITY HALL
CITY COUNCIL CHAMBERS
23920 VALENCIA BOULEVARD
SANTA CLARITA, CALIFORNIA

THURSDAY, MAY 18, 2004, 7:00 P.M.
HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORT: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

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APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER
COMMISSION VICE CHAIR: DIANE TRAUTMAN
COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN

COMMISSION SECRETARY: TERASA SULLIVAN
SENIOR PLANNER: FRED FOLLSTAD
ASSOCIATE PLANNER: JEFF HOGAN

PUBLIC SPEAKERS:

LYNNE PLANBECK, S.C.O.P.E.
GLENN ADAMICK, NEWHALL LAND
HENRY SCHULTZ, SIERRA CLUB
TERESA SAVAIKIE
CYNTHIA HARRIS, SANTA CLARITA OAK CONSERVANCY
STACEY KELLEHER

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, MAY 18, 2004

2 AGENDA ITEM NUMBER 1 IN PROGRESS

3 MR. MASNADA: -- utilization of existing supplies.

4 Now, the water management principals that we're applying here,
5 some through the Urban Water Management Plan and just the rest
6 of it just -- in our jobs as water managers, is first of all
7 engaging in a reasonable collaborative effort to update the
8 Urban Water Management Plan in an objective and unbiased manner
9 that complies with both the spirit and letter of the law.
10 Secondly, a -- that's compliance with the law.

11 The next one has to do with good water management and
12 also with making sure that the benefits and the costs go hand
13 in hand. That future users pay for the future benefits and
14 current users pay for the current benefits. We're not here to
15 build out projects and acquire water supplies twenty years in
16 advance because those individuals that would be benefitting
17 from those supplies and those projects are not here to pay for
18 them.

19 What we are doing is maintaining or attempting to
20 maintain supply and advance of demand on approximately a five,
21 five, five to ten year basis. And we do have a certain funding
22 mechanism that allow us to do that. The connection fees for
23 new development, for example, property taxes are one percent
24 tax monies. And even the, the water, the waterway case for
25 projects that benefit existing users.

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1 Third item, utilizing wet supplies, this is
2 essentially right reliability enhancement where we, we store
3 year -- we store water in years that excess water's available
4 to use in dry years when you have to make up for shortages, in
5 the State Water Project deliveries, and also groundwater
6 supplies.

7 And then last and not least, but this is important,
8 is correct use and interpretation of the delivery reliability
9 report. Because for two different agencies, depending on their
10 particular circumstances from a supply standpoint to depending
11 on what their levels of demand are they would use the, they,
12 they would use the delivery reliability report differently.

13 Now, I mentioned -- well, we're going to talk about
14 challenges to the Urban Water Management Plan, or take a
15 notation to hear the of the Urban Water Management Plan. We've
16 got five shown there. There's one more that I'll get into in
17 just a minute.

18 Generally speaking, those go from least challenging
19 to most challenging, they're all challenging. But as you'll
20 see the reason technical and operational are less challenging
21 than perhaps financial regulatory because at the technical
22 and operational level there's no local control. As you go
23 further down the list here there's less local, local control
24 and it gets more to the State level, and in some cases even the
25 Federal level.

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1 I'm not going to read through all of these, but these
2 are all examples, they're the principle examples of the various
3 challenges we have. As you can see a number of them relate to
4 the, the clean up of the per chlorate, the contamination issue.
5 And also, well, and also implementation of our Capital
6 Improvement Program in advance of demand. This is largely --
7 this is something from a technical standpoint that's hardly in
8 our control.

9 Operational challenges, you've got constructing and
10 operating facilities in an increasingly urban environment. As
11 I mentioned earlier, coordinating the conjunctive use of local
12 sources and State Water supply, and there are also security
13 issues. Next.

14 The institutional challenges, coordinating with the
15 City and County planning agencies, and here I'm talking
16 principally with respect to a recycled water supply as far as
17 working with the City and County in, in developing ordinances
18 that, that provide for the efficient and cost effective use of
19 recycled water where it makes the most amount of sense.
20 Institutional challenge, the Newhall county Water Resolution in
21 the fact -- and in the sense that there's another set of
22 numbers being thrown out there and we have to deal with that as
23 an institutional issue.

24 Financial challenges. Virtually all of these involve
25 challenges at the State level. State government attempts to

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1 vote local property taxes funds. As a matter of fact, we just
2 found that over the next few years we will be losing forty
3 percent of our one percent property tax revenue. The impact of
4 the State's budget crisis on, on our, not necessarily our
5 ability to borrow funds, but on the cost of our, the cost of
6 our funds, and so on and so forth.

7 And last but not least the State Water Project is not
8 a new system. It's about forty years old now and there's an
9 increasing in element cost and then there's the issue of the
10 State operating the system and can not be done more cost
11 effectively by others.

12 Regulatory challenges. This is where, where we have
13 folks at the Federal level that are involved, you know, that,
14 that impact our operations. The EPA for example. Department
15 of Health Services is a State agency. The, the chloride,
16 chloride issue of the TMDL issue and chloride impact our
17 ability to serve recycled water.

18 So, I've mentioned the five challenges. And last but
19 not least, and the single greatest challenge is activist
20 litigation. Principally in the form or CEQA lawsuits
21 challenging our environmental compliance. And as a result of
22 that -- well, not a result of that -- I would say we've always
23 taken particular care to produce detailed CEQA documents, but
24 the one thing we've learned is because more than likely it may
25 be litigated we've gone above and beyond the call of duty to

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1 provide additional public process opportunities above what's
2 required in the law in order to not necessarily make the best
3 case or to, to get the information out there, but knowing that
4 we will have to defend it in court. And the activists are
5 misusing CEQA because it's intended to identify impacts to the
6 environment. And I truly believe that because, you know, when
7 I first came here I was naive enough to think we could settle
8 some of these lawsuits because to me it was always about site
9 inspection, that they were, that they were settleable to use a
10 term. And unfortunately if, if it was strictly about the
11 environment there were -- there are win/win solutions that
12 relate to the environment. But if it's somebody that's trying
13 to stop you from doing your job there is no win/win solution in
14 the form of a settlement, short of just giving up the ship.

15 I'm going to mention a couple of the litigation that
16 we're involved in, and defendants. This litigation relates to
17 the, the agencies acquisition of Santa Clarita Water Company.
18 And the principle benefit of the action was that public
19 ownership, although it was a private supplier, and then the
20 over arching principle is the efficiency of water supply
21 systems and resource management.

22 Next litigation has to do with the -- oh, litigation,
23 I mentioned earlier, the Urban Water Management Plan in which
24 the, the courts ruled completely in our favor. The principle
25 benefit, again, we worked -- we tried to, tried to comply with

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1 both the spirit and the letter of the Urban Water Management
2 Planning Act to provide a twenty year projection of our water
3 supply and demand. And, well, I've already covered the over
4 arching principle.

5 The first litigation relates to the forty-one
6 thousand acre foot transfer or acquisition from our Kern County
7 Water Agency. And the principle benefit is we were acquiring
8 additional supply for a proved demand. And the over arching
9 principle is that water transfers from the AG to urban users
10 are touted by the State's environmental community as a superior
11 alternative to building new facilities.

12 This litigation relates to one of the short term
13 banking programs that we implemented to essentially supplement
14 dry year deliveries. Again, the benefit is that we store
15 excess water available, as I mentioned earlier, and it offsets
16 shortages in, in years that -- in dry years. Again,
17 groundwater banking is touted by the State's environmental
18 community as the most desirable approach for storing water.

19 This slide summarizes the litigation expenses that
20 we've incurred in defending the, the litigation that I just ran
21 through, about three point three million dollars. But the
22 three million dollars you see here, that's -- the actual cost
23 are a number of factors greater than that as it relates to
24 having to redo EIR's, delay costs, staff time, et cetera, et
25 cetera.

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1 And what's, what's the bottom line here, a common
2 sense approach. And that's to continue to rely on the
3 collaborative regional preparation of the Urban Water
4 Management, Management Plan in it's future updates for Santa
5 Clarita water supply and demand projections.

6 If you have any question I'll be more than happy to
7 answer them.

8 CHAIR BERGER: Thank you very much. Okay. I'd like
9 to open this up. Commissioners, if you'd like to speak?

10 MR. OWSLEY: Yeah, yeah, I have a question. If
11 we -- you had indicated that we like to stage our
12 infrastructure buildup with demand. And I guess my, my
13 question is, is that if you see an opportunity to enhance your
14 infrastructure, in other words, get more water and you put it
15 off, will -- how, how do you know it will be there in like five
16 years, ten, twenty years from now?

17 MR. MASNADA: Well, what we're doing, what we're
18 doing right now is -- and Mary Lou's working on this, is
19 prioritizing various projects. There are, there are transfers.
20 There's water out there available for sale. There's also local
21 enhancement opportunities. And what we're trying to do is
22 prioritize these projects, not just from a cost standpoint, but
23 also recognizing what opportunities are here and what
24 opportunities may come and go. Certainly the ones that are
25 here locally, we've always got the ability to, to implement

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1 those. But, but there is a thought process that we go through
2 at the agency and working with the purveyors because there's
3 also, there's also reality that we have to deal with as far as
4 you know, all of the other issues that I, I mentioned up there
5 in, in the way of challenges. It may be regulatory, we may be
6 precluded from doing something from a regulatory standpoint, c
7 clear up some litigation. But again, that's something that,
8 you know, usually become I'd say more active in doing.

9 UNIDENTIFIED FEMALE SPEAKER: If, if I could add
10 something to that, the agricultural sector is -- it's
11 always -- for about the past ten years it's been shifting.
12 However, as you know, the AG sector has been impacted greatly
13 by the commodity costs and just the cost of doing business in
14 California. So, a lot of the water supplies that they
15 contracted for, are now too expensive for them to hold onto.
16 And, we're starting to see kind of a tipping point where, they
17 have water supplies that they are putting up for sale, not jus
18 to us, but to the urban sector all around the State. And it's
19 going to be a year's long process as gradually greater amounts
20 of water go from the AG sector to the urban sector, and we're
21 taking advantage of that.

22 MR. OWSLEY: Well, let me, let me get to my question
23 maybe a slightly different way. I think you're, you're
24 answering with specific instances, but I'm looking at more of
25 macro view of it. I guess my biggest concern is I think

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1 everybody's concern, and I'm not really sure that it's about a
2 concern. And I, I think the concern is that one day you're
3 going to go to the spigot and you're going to turn it on and
4 there won't be any water.

5 MR. MASNADA: Well, good point. I actually have a
6 concluding remark that I wrote down.

7 "In regards to our water supply, the facts are it's
8 not limitless. However, the reliability of water
9 deliveries in the valley are among the highest of the
10 local utilities. Groundwater overdraft is not
11 occurring. The per chlorate contamination is being
12 addressed."

13 You know, and on and on. But Commissioner Ostrom,
14 you're right, it isn't limitless. Right now with the supplies
15 that we have, and I don't recall the number, but we're looking
16 at, as far as providing service to our -- to, to the agency
17 service area without any annexations occurring, the, the next
18 instance where we would have to acquire or bring in additional
19 water, it was well after 2020, I want to say 2030, I'm not sure
20 it goes out that far, it might be 2025. You know, we're, we're
21 utilizing eight -- well, the demand is about eighty-five
22 thousand acre feet right now. Full development of our existing
23 sources of supply would take us to about a hundred and forty-
24 five thousand acre feet. Not quite double, but you tell me
25 when you think the, the population in the valley will really

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1 double. Of course, that is something that we do take into
2 account in both the Urban Water Management Planning process,
3 and then our data document where we actually forecast our
4 capital improvement plan out fifty years. And it's in that
5 document that I'm trying to recall when the next acquisition of
6 water would have to occur. And frankly, if it doesn't occur
7 then the demand -- then we could -- that's when we will not be
8 able to grow passed that point.

9 We don't want to fail in doing our job. We want to
10 make sure that when that tap is turned that the water continues
11 to flow, regardless of whether we're delivering eighty-five
12 thousand acre feet or a hundred and forty thousand acre feet.
13 At the hundred and forty thousand acre feet with existing
14 sources of supply it's a tighter system to, to operate, but the
15 water is there.

16 CHAIR BERGER: And Commissioner Trautman?

17 VICE CHAIR TRAUTMAN: Yes, I have a number of
18 questions. Actually, I typed up a list of them and I'm going
19 to mention a couple of them now, and the Commissioners all have
20 a copy. But you had mentioned let me turn the page, well,
21 first of all you're talking about reliability of seventy-six
22 percent fifty percent of the time, so, fifty percent of the
23 time it's --

24 MR. MASNADA: No, that's not what I said.

25 VICE CHAIR TRAUTMAN: Okay.

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1 MR. MASNADA: I said it's seventy-six percent -- it's
2 equivalent to seventy-six percent year in and year out. It's,
3 it's equivalent --

4 VICE CHAIR TRAUTMAN: Okay. So, seventy-six percent
5 of the ninety-five two hundred, which is --

6 MR. MASNADA: No, it's -- well, let's say seventy-two
7 thousand acre feet year in and year out, that's what it's
8 equivalent to. Not fifty percent of the time, but all of the
9 time. Is that -- that's what it's equivalent to.

10 VICE CHAIR TRAUTMAN: Seventy-six percent, okay.

11 MR. MASNADA: It's that straight line on the graph.
12 Just disregard the rest of it. Assuming we do our job as water
13 managers and move that one, that one area to the other area,
14 it's as if the, the goal -- the ability to deliver seventy-two
15 thousand acre feet year in and year out is there with
16 reliability enhancement projects.

17 VICE CHAIR TRAUTMAN: But that's a combination of --
18 are you saying that's a combination of State Water Project --

19 MR. MASNADA: No. It is just State Water Project and
20 what we call reliability enhancement projects which -- it's,
21 it's a matter of money. It's a -- it's being able to, in those
22 years when the deliveries are above the red line -- maybe we
23 should go back to that curve.

24 UNIDENTIFIED FEMALE SPEAKER: Yes, --

25 MR. MASNADA: Oh, there you go. In those -- in these

1 years which occur sixty percent of the time -- sixty percent of
2 the time roughly, there will be more than seventy-two thousand
3 acre feet available. It may be seventy-two thousand, it may be
4 eighty-five thousand, it may be ninety-five thousand. In those
5 years the excess above -- let's assume the demand for the
6 seventy-two thousand exists and we're using seventy-two
7 thousand, in the years when we get more than that we have to be
8 able to bank it, send it up to the Kern County, store it in the
9 ground water aquifer. And then in those years when there's
10 less than -- let's say when we're forty-six thousand or forty-
11 seven thousand acre feet, because it's a drier year, then in
12 those years we would take delivery of the forty-seven thousand
13 plus take this amount out of storage.

14 VICE CHAIR TRAUTMAN: Okay. Is that --

15 MR. MASNADA: That's --

16 VICE CHAIR TRAUTMAN: That is based on the
17 availability, that percentage of the ninety-five two, which is
18 the full Table A amount?

19 MR. MASNADA: No, it's recognizing that the, that,
20 that the availability is equivalent to seventy-two thousand
21 acre feet. We're not, we're not using the ninety-five -- we're
22 not assuming that ninety-five thousand acre feet is available
23 all the time.

24 VICE CHAIR TRAUTMAN: All right.

25 MR. MASNADA: That's not the case. That's what this

1 line means. It says we only have seventy-two thousand acre
2 feet available to us on an average basis. Like I said, some
3 years more, some years less, but over the long hall it's
4 seventy-two thousand acre feet year in and year out. I'm going
5 to repeat myself, but mother nature delivers it this way, and
6 it's up to us as water managers to deliver it to our customers
7 this way. And that can be done simply through the utilization
8 of reliability enhancement projects. And I -- as I stated
9 earlier, it's not our money.

10 VICE CHAIR TRAUTMAN: Okay. Those enhancement
11 projects though, that's the water banking, that's multiple
12 locations for water banking and --

13 UNIDENTIFIED FEMALE SPEAKER: It can be, or it can be
14 all in one bank. Some water agencies put all their eggs in one
15 basket, others like a portfolio. We're taking the portfolio
16 route.

17 VICE CHAIR TRAUTMAN: But that water banking, it
18 seems that other agencies have the water to sell to you and you
19 have a capacity to store it.

20 MR. MASNADA: No, we have the water. It's, it's
21 utilizing their storage space. It's like they have a lake --
22 this is an easy way to describe it. They have an underground
23 lake and, and those years that we have more than the seventy-
24 two thousand, we take the, the twenty thousand, the twenty
25 thousand acre feet of extra water, we put it in their lake.

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1 And then the year that we get -- and then we're able to do that
2 over a certain period of time, depending on how much our base
3 contract amount is, in
4 order -- we can do that over a number of years and we can store
5 fifty, sixty, seventy thousand acre feet, whatever it makes
6 sense to do for our particular needs. And then in those years
7 when there's less delivered to us from the project, we just
8 take water out of the bank, out of the lake and supplement it
9 with deliveries from the State Water Project to achieve the
10 seventy-two thousand. It doesn't have anything to do with
11 acquiring additional, additional water. We already have a
12 right to that. It's --

13 VICE CHAIR TRAUTMAN: But it's not an optional
14 purchase.

15 MR. MASNADA: It's just how we -- it's how we -- to
16 do it as we see fit.

17 UNIDENTIFIED FEMALE SPEAKER: And over the last few
18 years, we had years that were on the right side, the upper part
19 of the curve. And we took that excess water and banked in Kern
20 County. And we now have fifty thousand acre feet, a little bit
21 more, in the bank that in the next dry year we'll pull a
22 portion out and bring it down the aqueduct and deliver it here.

23 VICE CHAIR TRAUTMAN: And how is your ability to
24 withdraw that effected at any given time by other agencies
25 banking water at that same location?

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1 UNIDENTIFIED FEMALE SPEAKER: We have, you know, a
2 monitoring agreement and a cooperative agreement with other
3 partners in the bank. I mean, everyone works to -- because of
4 course everyone's going to want to deliver water at the same
5 time in dry years. But the project, of course, it's if it's
6 not delivering a lot of wet water over on the right hand side
7 of the curve the aqueduct has more capacity in a dry year, so
8 there's room to bump it out, put it in the aqueduct and bring
9 it down.

10 MR. MASNADA: And also we can -- you know, one, you
11 know, one month we can take deliveries of our basic entitlement
12 or our Table A amount and then other months when other agencies
13 aren't taking their water out of storage we can take water out
14 of storage. As a practical matter more than likely, water
15 that's banked isn't even taken and pumped out. It's waters
16 that would otherwise be delivered to that district is allowed
17 to flow down the aqueduct to us. There's a number of ways to,
18 to operate the system. But I think the fundamental point is
19 the one that Mary Lou just mentioned. In a, in a dry year the,
20 the system is not full, so there's plenty of capacity to move
21 water in it.

22 VICE CHAIR TRAUTMAN: Okay. In tables, in the water
23 report, and I think it was the annual water report that I'm
24 thinking of now, ten thousand acre feet of water was being
25 banked and was available and was considered among the, the

1 total amount of water that would be available for that year.
2 Okay. So, if you have that ten thousand acre feet and you
3 withdraw it that year, you're saying that you know you have a
4 source for that additional ten thousand acre feet that can
5 replace that for future years because if it's in a column, if
6 there's no range of available water from, you know, two
7 thousand to ten thousand will be available through a multiple
8 of sources. If you're stating that the ten thousand's
9 available, that's going to give us a total figure that tells us
10 what amount of water is available. So, that tells us as
11 planners, well, if we're talking about so many acre feet per
12 household per year that will, that will support this number of
13 homes. But if we're looking at a snapshot of one year and
14 that's supposed to tell us it will support, and then let's say
15 we have other years where we don't have that water available,
16 we've not been, been able to bank it, we had a six year drought
17 or a ten year drought, which can happen. What's going to
18 replace that ten thousand acre feet? There isn't -- what I'm
19 saying is there doesn't seem to be a range of, of water
20 deliverability in order to know whether there are going to be
21 years where we may have to cut back and implement some
22 other --

23 MR. MASNADA: Well, I'm a bit confused. The bottom
24 line is we as water suppliers are going to tell you where we
25 are in the curve here. I, I mentioned earlier, we're in the

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1 fifty-five to fifty-nine thousand acre foot range. You as a
2 land use planner, I don't mean, I don't mean to trivialize
3 this, but that's all you have to worry about. As long as we're
4 doing our job. How much water we've banked in any particular
5 year is going to be dependent on a number of factors, how much
6 demand, and that demand will increase over the, over the course
7 of time. And we will have to bank more and more as, as demand
8 on the system increases. But the bottom line is all we can,
9 all we can achieve is seventy-two thousand acre feet, no more,
10 no less. The fact that we bank ten thousand one year and
11 twenty thousand the next year and taken out fifteen thousand,
12 as long as we're doing our job correctly, you don't have to
13 worry about that. You just have to worry about what figure we
14 tell you we can rely -- we as water suppliers can reliably
15 provide you.

16 I understand -- I think I understand the distinction
17 you're trying to make, there's a difference between seventy-two
18 thousand acre feet year in and year out. There is a
19 difference, and that to distinguish it from ten thousand acre
20 feet of water that you -- that, that it's in a lump sum that's
21 not available, to use a phrase, to build condos with. The
22 seventy-two thousand acre feet is year in and year out and is
23 available to build condos with. The ten thousand is part of
24 the water that we have to store to insure that you get that
25 seventy-two thousand.

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1 But I don't think -- again, I'm not trying to
2 trivialize this, trivialize this but you don't have to worry
3 about the ten thousand. You know, ultimately, you know, with
4 the Urban Water Management -- the intent of the Urban Water
5 Management Plan is that, that's a -- we're going to be doing a
6 number of things that increase our, our supply and one
7 component that supplies at seventy-two thousand acre foot
8 amount. And then -- and it's not totally available now.
9 Fifty-five to fifty-nine thousand acre feet is available on a
10 reliable basis right now.

11 CHAIR BERGER: Ms. Masnada, I know you have a prior
12 obligation that you committed yourself to, and I don't know
13 about your time, I was told you had an hour. How much more
14 time do you have to answer questions so I can just be fair?

15 MR. MASNADA: I, I'm -- I'll leave it, I'll leave it
16 to you, Mr. Chair.

17 CHAIR BERGER: Okay.

18 MR. MASNADA: No, I -- if I have -- you know, I can
19 stay a little bit longer if you want me to.

20 CHAIR BERGER: Okay. My fellow Commissioners, Mr.
21 Masnada did have a property issue. He came again tonight just
22 to educate us. I know that -- and I spoke to Vince on this and
23 I, I mentioned it, we can ask staff to bring somebody from a
24 different agency to come talk or somebody from the other angle,
25 so we -- I'd like to do that if we could. But knowing tonight

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1 that Ms. Masnada has another obligation, if you want to ask
2 another question please go ahead. I just want you to know that
3 he does have other, other commitments.

4 VICE CHAIR TRAUTMAN: Okay. Well, I understand,
5 thank you, Chair Berger. And as I said, I prepared questions.
6 Some of them may be redundant to what you've answered here but
7 I would like an answer, and I know that it's easier for you to
8 receive it in writing.

9 MR. MASNADA: Sure.

10 VICE CHAIR TRAUTMAN: So I'll, I'll pass this on to
11 you because, you know, I wanted to know things specifically
12 about four stage rationing that's mentioned in the, in the
13 draft environmental impact report for Riverpark and more about
14 Saugus Formation and, and how you're coming up with the figures
15 you are, and that sort of thing. I'm sure there will be other
16 questions, but as Chair Berger has mentioned I do want to have
17 someone come and speak to this from the opposite position and
18 give us some feedback on that.

19 But I, I also want to make the statement that I think
20 that there have been cases that have been brought up that are
21 environmental issues or CEQA issues. For instance, with the
22 Monterey agreement and calling that into question because the
23 no project alternative was not, was not evaluated as it should
24 have been. So, I think that there are times and it should be
25 recognized that there are times when lawsuits become inevitable

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1 because steps are not followed or not followed through. So, I
2 will pass this on then. Thank you.

3 MR. MASNADA: If I may, in regards to the Monterey
4 agreement it recognizes the full ninety-five thousand two
5 hundred acre feet. And so -- but I'd be more than happy to
6 talk about that.

7 CHAIR BERGER: Commissioner --

8 MR. MASNADA: That would, that would involve much
9 more than an hour.

10 CHAIR BERGER: Commissioner Winsman?

11 COMMISSIONER WINSMAN: I appreciate you taking the
12 time to come and, and share this information with us. I, I
13 personally do not ever want to become a water expert. I, I
14 will leave that to you. Your job is safe as far as I'm
15 concerned, no interest. At the same time I think we want to
16 develop a level of confidence that when we have to conform to
17 SB 610 and those other requirements that we have to that we are
18 in fact talking with experts and that we are getting an expert
19 answer that is, that is truthful, fact based, and the how part
20 of the will serve/how serve is, is something that we can
21 understand and, and sounds commonsensical and, and realistic.
22 And I think that this is probably one of, of several
23 opportunities that at least I think would be necessary for us
24 to, to understand that from that standpoint. And knowing your
25 time commitment this evening, I, I do have questions but they

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1 can wait for another date and I appreciate it.

2 MR. MASNADA: The one, the one point I would like to
3 make is that -- I was trying to recall that when Commissioner
4 Trautman was speaking is that regardless of which, which side
5 if you will that you will -- I'm here making a presentation,
6 keep in mind that the sources of information that are being
7 utilized are no different. It's just how they're being
8 utilized.

9 CHAIR BERGER: Okay. Thank you, Mr. Winsman.

10 COMMISSIONER WINSMAN: Thank you.

11 CHAIR BERGER: Commissioner Burkhardt, any questions?

12 COMMISSIONER BURKHART: No.

13 CHAIR BERGER: Okay, great. I think that's, that's
14 it for tonight, and I really do appreciate both of you coming
15 out and taking the time. I found it very informative. Thanks
16 a lot.

17 MR. MASNADA: Thank you.

18 CHAIR BERGER: If anybody is here for Item Number 3,
19 I saw some people walk in, Item Number 3 has been postponed
20 'til June 1st. So, if anybody did come in that is here for that
21 item I'm sorry to inconvenience you.

22 MR. WALLENBERG: Mr. Chairman?

23 CHAIR BERGER: Yes?

24 MR. WALLENBERG: Can I make a comment really quickly?

25 CHAIR BERGER: Please.

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1 MR. WALLENBERG: We had a minor debate earlier about
2 what the Brown Act required with regard to this item. The
3 Brown Act says that anytime an item is considered by the
4 Commission before or during that time the public has a right to
5 offer testimony. There are items on your agenda we don't
6 consider to fall within considering -- so which are things like
7 the, inner day manager's report and the approval of your
8 agendas, we don't allow public comment during those items.

9 This item was intended to be for the report and was a
10 minor Q and A, but as it grew into more of a discussion on this
11 item I think that starts to move it more towards the
12 consideration of an item by the Planning Commission. So, I
13 think it would be appropriate if we were to allow any public
14 comments that people wanted to make on this particular item
15 since the discussion kind of grew to, to larger than, than I
16 think it originally was meant to be.

17 CHAIR BERGER: I appreciate that comment. Thank you
18 very much, Mr. Wallenberg. Any questions for the attorney on
19 this? No? Great. Thank you. Okay. Next up we have item, I
20 think it's number two, and we have --

21 MR. WALLENBERG: Well, this would be -- if we're
22 going to allow comment on it we should allow it now, before we
23 move on to the next item, so --

24 CHAIR BERGER: Oh. We do have two people that are
25 going to speak on, on the water. I hope -- I know Lynne's

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1 here, but I'm not sure if Mary Lou left, but Ms. Lynne
2 Planbeck, you're more than welcome to step up.

3 UNIDENTIFIED MALE SPEAKER: Is this comment limited
4 to three minutes, Mr. Chairman?

5 CHAIR BERGER: Yes, it is.

6 MS. PLANBECK: Thank you, sir. I agree with your
7 assessment of the Brown Act. I, I would just like to say that
8 we think given -- Newhall County Water District has given many
9 presentations throughout the district and throughout L.A.
10 County on, on our resolution. And it seems quite incredible to
11 me that you would receive a presentation that comments on our
12 resolution and makes inaccurate statements about our resolution
13 and not include us in the panel to be able to rebut. You had
14 two directors sitting in the audience, and one of them left
15 after she was told she wasn't going to be able to speak.
16 Frankly, I think she was insulted and I think that it's, it's
17 not something that we ever would have done at our water
18 district had you come to us. If we saw a Commissioner sitting
19 in the audience, we would of course love to hear from them.

20 I, I would just like to say that there are several
21 areas of problems that I hope that we will be able to give a
22 rebuttal presentation on this. But to respond I think to
23 Commissioner Trautman's questions, the chart that General
24 Manager Masnada showed you is sort of mixing the apples and
25 oranges. The seventy-two thousand acre feet is an average

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1 historic delivery. The chart on reliability, this one, is
2 still at -- you can get eighty percent of deliveries fifty
3 percent of the time, ninety percent thirty percent of the time.
4 We do not use -- we use the fifty -- eighty/fifty percent in
5 our resolution, contrary to what Mr. Masnada said. And we did
6 that after there was public comment on the issue at the January
7 29th hearing, that people would not mind cutting -- having to
8 cut back.

9 The reason we were concerned about liabilities is
10 because we have areas that are very remote rely almost entirely
11 all State water, particularly the eastern reaches of the river.
12 But what he did is show you one chart and then act as though it
13 was referred to that. If you look in the Department of Water
14 Resources Reliability Report, this is a chart about water
15 deliveries and they -- in the beginning of the report there's
16 something that talks about average historical deliveries. The
17 reason why average historical deliveries may not be a good use
18 really to determine what the future use is going to be and what
19 your future deliveries are going to be is because as we become
20 tighter in water and the net has to take more of its State
21 water resources it may not be so much for everybody else to be
22 taking excesses. So in the past we were able to get more than
23 we may be able to get in the future. We also may have climate
24 changes that will drastically change that.

25 I'd just like to pass you all, all a copy of our

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1 resolution in case you haven't read it. It is available on our
2 website, but you'll see that every piece of information was
3 documented. We did go with the fifty percent State water
4 reliability because that -- there's been two court decisions on
5 that matter and we felt that that was probably the most prudent
6 use of that. And we did request that we would be able to come
7 and make a presentation to you.

8 CHAIR BERGER: Thank you, Mr. Planbeck. I apologize
9 if I insulted Ms. Gusman (phonetic), I'm sorry.

10 MS. PLANBECK: Well it's pretty incredible to have
11 somebody talk about your resolution and not be able to respond,
12 or I would like to respond to the accuracy too.

13 CHAIR BERGER: Ma'am, I just want to say thanks.

14 MS. PLANBECK: Oh.

15 CHAIR BERGER: And I, I don't see Maria Coutice
16 (phonetic). How do you pronounce that?

17 UNIDENTIFIED FEMALE SPEAKER: Gutesight (phonetic),
18 Gutesight.

19 CHAIR BERGER: Gutesight, Maria Gutesight, I don't
20 believe she's here. And those are the two people we did have
21 on the speakers. Okay. I think we're okay now to move onto
22 the next item.

23 (Whereupon the Commission Hears Other Matters)

24 AGENDA ITEM NUMBER 4 BEGINS AT 8:35 P.M.

25 CHAIR BERGER: Okay. Welcome back, Ladies and

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1 Gentlemen. We'll get started on Item Number 4, and that's the
2 Riverpark Project. And I think I'll go straight to Mr. Jeff
3 Hogan.

4 MR. HOGAN: Good evening, Chair and Members of the
5 Planning Commission. Jeff Hogan, Associate Planner with the
6 Planning Division. Riding before you tonight is a continued
7 public hearing for the Riverpark EIR Project. But basically
8 tonight is going to be a laundry list of things that I want to
9 go over with the Planning Commission.

10 Just to refresh everyone's memory we've had four
11 public hearings, including this one tonight, including a site
12 tour. So we've had -- the first meeting was on project
13 description and the last three meetings have been focused on
14 discussion on several of the sections of the, the EIR.

15 Tonight, I think the primary purpose of tonight is to
16 receive comments from the Planning Commission on outstanding
17 issues that, that you want staff to address and any questions
18 that you have that we can take back to the office and look at
19 and research and try to get you answers in written form in a
20 staff report, hopefully for the June 15th meeting.

21 And some of the other things that we're going over
22 tonight is we have received a letter from the Hart District
23 confirming that they have a mitigation agreement with the
24 applicant, Newhall Land and Farm, and that's in front of you
25 tonight. You've received the Saugus District letter too, so

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1 hopefully that's been completed. If you have more questions
2 on, on schools let me know.

3 And the next one is formal comment. The formal
4 comment period on the DEIR has been closed. Any comments and
5 response will be provided to the Commission shortly. We're
6 gathering them all and putting them together, and the EIR
7 consultant and staff are starting to address those and research
8 the answers.

9 Next is -- again, we've talked about in the process
10 of taking the questions that you've given us that we weren't
11 able to answer at the April 29th meeting and last Thursday's
12 meeting, which is May 13th. And again, we're in the process of
13 putting those together and researching the answers from
14 different staff members and the EIR itself.

15 And before I get into the, the Parks and Recs
16 Commission recommendation, again, tonight's primary focus is --
17 I believe Commissioner Trautman's already given us some written
18 questions and issues, and it's also -- if there's any verbal
19 issues or comments staff would be happy to take those and come
20 back to a later meeting.

21 Now into the Parks and Recs Commission
22 recommendation. A few weeks ago the Parks and Recs Commission
23 made their final recommendation for review to the Commission to
24 forward to the Council. The original park site that you have
25 actually in your tentative, and that's in the DEIR, is --

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1 includes a little under five acres of active park and
2 approximately twenty-four acres of open space for basically a
3 twenty-nine active/passive open space canyon park. The active
4 park, active park was bisected by a drainage area right here,
5 so you'd have approximately maybe four acres here and another
6 acre here and some passive opportunities up here. In addition,
7 there, there was lots along this edge right here and then
8 parking spaces here and you could access the park from -- on
9 this side, the north side, and on the south side where the
10 parking spaces are.

11 After going through a couple of meetings with the
12 Parks and Recs Commission and working with the applicant, Parks
13 planning staff, we came up with a final recommendation that the
14 applicant has agreed to. And some of the key points I just
15 wanted to point out tonight for you guys to review and to
16 provide feedback to staff if it's something that, that you
17 support or if you still have issues with.

18 CHAIR BERGER: Thanks, Teresa.

19 MR. HOGAN: So again, what they did was -- in the
20 first request was, and the applicant agreed to, was moving the
21 drainage area.

22 Let's see if I can get my -- the drainage area to the
23 north. Backing up right here you can see they moved it to the
24 north which gives more of an open area for active park right
25 here, so that now the active park isn't bisected. In addition,

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1 they've taken five lots off right here and removed them back
2 into this area, so giving the, the park some street frontage
3 right along here. Before there was lots right here, so
4 basically there was no street frontage other than the parking
5 spaces and access right here. So those are two things that the
6 planning -- the Park Commission is recommending.

7 In addition, they've graded out this a little bit
8 more so that it's flatter, 'cause in the original design right
9 here is basically sloped down. So you'd have to access from
10 here, walk down to the active park. So now that they've taken
11 the drainage area and moved it north, provided a -- basically
12 it's increased about to five point seven acres of active park,
13 taken the five lots out and graded it out so it would be more -
14 - it would be flatter so people could access the site from the
15 street right here.

16 One of the other two things that's happened though is
17 there is two oak trees right here, I believe a coast live and a
18 valley oak, not heritage, that are going to need to be
19 relocated in order to regrade this site, the park site, and
20 bring it to more of a three percent grade. So as part of this
21 recommendation the oak tree removal relocations will increase.
22 And Wayne Smith, he's our tree consultant, our oak tree
23 specialist is here to answer any questions that you have on
24 that particular matter.

25 So those are those three. So they move the drainage,

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1 one more -- one big area for the active park, remove five lots
2 and reconstructed it -- the lots to go on the south side of the
3 road. And so that's that.

4 The next thing was the trail recommendations. One of
5 the things that the Parks Commission wanted was the paseo going
6 from Santa Clarita Parkway to the Canyon Park, and the
7 applicants agreed on that.

8 And the other thing -- one of the things that we --
9 Parks Commission was recommending was to put in the conditions
10 that the applicant be encouraged to continue to work CLWA and
11 the City on providing a trail, trail access from Newhall Ranch
12 Road up to Central Park. And so they've agreed to continue to
13 work on that with CLWA.

14 And one of the last things was on the tentative map
15 that you have right now shows an open space area behind the
16 apartments right here. This is where we first parked on our
17 site tour right here. And so they've got apartments here and
18 then there's a large open space area. One of the things the
19 Parks Commission wanted was a bigger portion of this. Right
20 now this was going to be owned and maintained by the apartment
21 complex. Because it's next to Central Park the Parks
22 Commission is requesting that the Planning Commission look at
23 relotting it to include this area for the City dedicated open
24 space that's adjacent to Central Park. Basically this would be
25 used for more -- for hiking and maybe a passive overlook. It

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1 would -- there would be no ball fields on there. It's pretty
2 hilly.

3 And that's the end of the Parks recommendation and
4 the end of my staff report. Again, staff would like any
5 outstanding issues that the Planning Commission still has and
6 continue the public hearing to June 15th, 2004. And that
7 concludes my presentation.

8 CHAIR BERGER: Thank you, Mr. Hogan. Let's start
9 over here and ask questions of Mr. Hogan. Rick?

10 COMMISSIONER WINSMAN: A question, Jeff, on the
11 objection to the applicant to extend the connection of the
12 trail up from Newhall Ranch Road to the CLWA property, was
13 there any consideration at all of crossing Newhall Ranch at
14 that particular point? Was there any special pedestrian
15 crossing or underpass or overpass or any connection between
16 where the passive area park comes up to Newhall Ranch Road and
17 then the trail would continue on up into the CLWA property, up
18 into Central Park, was there any consideration given to the, to
19 the need to provide a pedestrian friendly crossing at Newhall
20 Ranch there?

21 MR. HOGAN: Yeah, that wasn't in the Parks and Recs
22 Commission's recommendation. It wasn't something they
23 discussed. You know, it's a Planning Commission's purview to -
24 - if that's something that they're interested in and -- to
25 discuss with the applicant --

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1 COMMISSIONER WINSMAN: 'Cause that, after all, is, is
2 going to the Cross-Valley Connector and it's going to have a
3 pretty hefty travel load on it, much like trying to skirt
4 across Newhall Ranch down by Bridgeport now. And I would think
5 that if we're going to, if we're going to encourage that type
6 of flow and connection between Central Park and that passive
7 park down below as part of -- in Riverpark that we would want
8 to at least give some consideration to a pedestrian friendly
9 crossing at that juncture.

10 MR. HOGAN: One of the things that we had to look at
11 also was for this trail system -- or this trail connection from
12 Newhall Ranch to Central Park, the majority of it's not on
13 Newhall's property and so there's really no nexus to ask for
14 it. However, the applicant's agreed to work with CLWA to try
15 to put something together. So to include a pedestrian bridge,
16 we probably will look at it more to see if it's something
17 legally we can ask for if there's a nexus for it. We can do
18 the research and, and find that out for you, though.

19 COMMISSIONER WINSMAN: Thank you.

20 CHAIR BERGER: Ms. Trautman?

21 VICE CHAIR TRAUTMAN: I'd like to follow that with,
22 well, I gather there was some consideration of this, but that
23 canyon is a wildlife corridor, the canyon where the park will
24 be situated. So if there were to be a trail connection it
25 seems to me the way to accommodate both the wildlife corridor

1 and pedestrians on the trail would be to allow some sort of
2 under the roadway passage that we -- could be constructed to
3 accommodate people and animals. So I think that that's
4 something we might want to look at.

5 But as far as pedestrians, I agree, and that's one of
6 my main issues that I do have. The questions that were
7 submitted before were about water specifically for Mr. Masnada
8 but -- and I've even made notes on other things that I didn't
9 include in this, but that was one of my first questions, that
10 additional, additional issues. We know that the school
11 districts have submitted letters that the applicant has met
12 mitigation measures according to what's required by the State,
13 but the safety issue still arises about school children
14 crossing from the, the south side of that -- of Newhall Ranch
15 Road crossing to get to Emblem or crossing to get to Bridgeport
16 whichever school was decided upon, and I gather the school
17 district is looking at Emblem. So I think we do need to talk
18 about some sort of a safe pedestrian crossing, and at the same
19 time look at the issue of just general pedestrian crossings in
20 that area. You have eight lanes on Newhall Ranch Road, six
21 lanes on the continuation of Newhall Ranch Road here and it
22 being the Cross-Valley Connector I think we need to talk about
23 additional pedestrian crossings, somehow or other, to move
24 people safely.

25 And then of course there, there is the issue if we,

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22

1 if we try to control that by timing the signals what I would
2 want to know is what effect does signal timing have on
3 pedestrian crossing times as measured for both the average
4 persona and an impaired person, because I've seen people in
5 wheelchairs try to get across Bouquet Canyon Road there and
6 have to turn around about half way to the midline there and not
7 be able -- and have to return.

8 So if adjustments will -- were made to signal timing
9 in order to allow for safe and easy, easy person of the average
10 and impaired person how would that effect traffic flow, noise
11 and air quality.

12 Cultural resources, David Whitley, I believe that was
13 his name, from the April 20th hearing acknowledged that there
14 may be a significant impact in the Area 3043. We're talking
15 about two, two areas that are highlighted, one that is
16 designated to be preserved, but another, the 3043 that is not,
17 from which artifacts would be removed. So I, I think that in
18 order to keep with the general plan's aim at preserving these
19 sorts of sites it would be helpful to have another opinion as
20 to -- from a qualified archeologist to determine the inherent
21 value of that site and to help us better evaluate the pending
22 loss of it due to the development.

23 I mentioned a couple of things in here, and you'll
24 get a copy passed around to you, that I brought up before, and
25 that was flood plain. I'd like to -- I'd still like to see a

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1 flood plain overlay to see what we've lost of what has been
2 there and just statistically in the near feet and square feet
3 how much we've lost of flood plain, and the same thing with
4 wildlife.

25

5 Population and housing, as I was thinking about this
6 today, I was wondering -- I looked again at the apartment
7 study. I was wondering if there are any long term benefits to
8 the City with the addition of owner occupied dwellings versus
9 rental units. I don't know if there's some tax benefit. I'm
10 just wondering if, if you know that there's a benefit or if you
11 might ask someone if there's a benefit. And also, what is the
12 ratio of rental units to owner occupied units in other cities
13 similar to the sizes of Santa Clarita. We know what the
14 projections are, we know that we're looking at a slight overage
15 of apartments, just very slight as we, we go further toward
16 buildout, but I'm wondering what other cities do.

26

17 And then also one of the things that concerns me
18 about rearranging things in that park is moving the drainage
19 area which is a stream, it's a natural stream and it feeds into
20 the river, and what is the effect of moving that on the, on the
21 species, the, the habitat that's immediately adjacent to the
22 stream, what does it effect in terms to the wildlife, what does
23 it effect in terms of, of the, the water fed into the river and
24 its effect on the river and recharge?

27

25 And then of course that's also -- this is then the

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1 other question I had about the effect to the river. I had
2 brought this up the last time and Tom had told us from Impact
3 Sciences that we would get to it in the next meeting and I
4 don't know if he's prepared to answer that. But what would be
5 the effect to the river and to the recharge of the aquifer if
6 the seven stream beds are altered. I think since we're looking
7 at supplies of water and trying to make sure we've got adequate
8 recharge that's really important.

28

9 Just a couple more things and then I'd like to let
10 this move on. I would like to look at the material, and I
11 don't know if the City's received it yet, but the woman who
12 spoke from the Los Angeles River Project was going to submit
13 additional information about the recommendations that they are
14 considering for renovating the Los Angeles River, and I'd like
15 to look at any innovative approaches that they're taking so we
16 consider -- can consider if those might apply here.

29

17 I'd like to know the relationship of the Santa Clara
18 River Project Study which was done in the 1990's, early '90's
19 to the Urban Water Management Plan, to the plan that -- we just
20 had a study session, a joint study session with the City
21 Council and the Parks and Recreation and Community Services
22 Division -- Commission, the, the river plan as far as -- and
23 I'm looking for the paperwork here but I don't have it readily
24 handy -- as far as enhancing the river. Where do all of those
25 plans come together.

30

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1 And then finally, at least for now, the effect of the
2 transition -- effect on traffic, again, the transition from the
3 eight lane portion of Newhall Ranch Road to the six lane
4 portion of Newhall Ranch Road, and then to the four lane Golden
5 Valley Bridge. I'm concerned about bottleneck issues there.
6 Thank you. That's it for now.

7 CHAIR BERGER: Thank you, Commissioner Trautman.
8 Tim?

9 COMMISSIONER BURKHART: Sure. Thanks. Real, real
10 quick question.

11 When Parks Commission was reviewing the park projects
12 and everything with the applicant how did that, how did that
13 process work? Can you tell me a little bit about what they did
14 and how they came to their recommendations of the changes in
15 the plan, if, if you know, if you were part of it?

16 MR. HOGAN: I went, I went to the meetings. I think
17 basically it had -- basically it focused on the park, and your
18 job is for impacts and the environment and stuff like that. So
19 as far as the questions that Commissioner Trautman asked, those
20 are things that we'll get in -- we'll get back to you on, on
21 the drainage and stuff like that. They just strictly looked at
22 safety, what would be a good park design, things like that.

23 COMMISSIONER BURKHART: Okay. Did they address the
24 size of the park and whether or not it was -- are they happy
25 that

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1 this -- there's enough active park space for the amount of
2 homes and residence that are going to be built in there, was,
3 was that something that they discussed?

4 MR. HOGAN: We have Jessica Humphrey's here from the
5 Parks Planning. Maybe she can give us some of that
6 information.

7 COMMISSIONER BURKHART: Great.

8 MS. HUMPHREY: Hi, good evening, Commission. My name
9 is Jessica Humphrey. I work here at the City of Santa Clarita
10 with the Parks Recreation and Community Services as a Project
11 Development Coordinator.

12 In reference to your question regarding have we
13 overlooked I guess the issues at hand here, the size of the
14 park, it doesn't work for us. They have a part of their -- I'm
15 sorry, excuse me for a minute. A part of their agreement they
16 were supposed to have eleven, around about eleven acres
17 according to Quimby. They have set aside I estimate about six
18 acres because they used part of that credit towards the park.
19 So it's going to be a developed park, six acres of it. So we
20 want it fairly developed and usable as soon as they implement
21 the park in place.

22 COMMISSIONER BURKHART: That, that kind of goes to
23 where I, where I was asking. The, the Quimby Act says you have
24 -- for so many dwellings you have to provide so much park
25 space.

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1 MS. HUMPHREY: Yes.

2 COMMISSIONER BURKHART: And what, what you just said
3 was that according to the Quimby Act there should be eleven
4 acres of park space. Does it designate whether or not that
5 needs to be improved park space or active/passive, open space
6 type park space? I want to make sure we're getting everything
7 that we're entitled to in terms of parks for this development.

8 MS. HUMPHREY: In regards to the Quimby Act it's
9 eleven acres. It's, it's three acres for every thousand people
10 that you're supposed to provide. The Quimby credit can be
11 switched over and you can either give money to the City in
12 order to put it towards other parks and improve those parks, or
13 you can provide land, or a combination of both land and money
14 to create that park. They can dedicate eleven acres to us or
15 around about eleven acres which would be non-developed land.
16 This is -- because we do not have a development agreement we
17 can't ask for them any above and beyond what the Quimby
18 requires. So it would be a combination of the two. Does that
19 kind of answer your question?

20 COMMISSIONER BURKHART: Let me just ask one more
21 question --

22 MS. HUMPHREY: Okay.

23 COMMISSIONER BURKHART: -- to clarify.

24 MS. HUMPHREY: Sure.

25 COMMISSIONER BURKHART: So if, if they gave us the

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1 eleven acres it would be undeveloped land and then the City
2 would have to develop it into the final product --

3 MS. HUMPHREY: I do believe that's correct.

4 COMMISSIONER BURKHART: -- with City funds?

5 MS. HUMPHREY: Yes.

6 MR. WALLENBERG: That's correct.

7 COMMISSIONER BURKHART: So what we're getting is, is
8 less in terms of acreage but it's a full developed ready to
9 jump and play around in park?

10 MS. HUMPHREY: Exactly.

11 COMMISSIONER BURKHART: Okay.

12 MS. HUMPHREY: Yes.

13 COMMISSIONER BURKHART: That's --

14 MS. HUMPHREY: Thank you.

15 COMMISSIONER BURKHART: That's what I needed. Thank
16 you.

17 MS. HUMPHREY: Okay.

18 CHAIR BERGER: Commissioner Ostrom?

19 COMMISSIONER OSTROM: A couple of questions. Number
20 one, are, are, are we supposed to come up with any comments
21 that we think are the most important right now that we really
22 want to focus on?

23 CHAIR BERGER: I would say after the public hearing
24 then we can do that.

25 COMMISSIONER OSTROM: Okay.

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1 CHAIR BERGER: Wrap it up with that.

2 COMMISSIONER OSTROM: Okay. Then the one thing I
3 want to find out was then what's the disposition of the Parks
4 Commission action that we're -- there's going to be some
5 additional study and synthesizing of information and then
6 we're, and then we're going to either approve the
7 recommendation with the changes, or how does this work? I've
8 never seen this before.

9 MR. HOGAN: Usually the Parks Commission, and maybe
10 Brad needs to chine in here if I'm incorrect. They're
11 basically advisory and they recommend to the Council on things
12 related to the parks. On this particular aspect with Riverpark
13 we wanted to have the Parks Commission look at it at first
14 glance rather than later to, to see if it's something that is
15 workable. And things that they look at may be differently than
16 what you look at, which is safety and is there room for a
17 sheriff's car to go through the park to make sure things are
18 okay, things like that. Usually they're not looking at issues
19 that you were talking about as far as impacts to drainage if
20 they move the drainage over or the effects of moving lots from
21 one side to the other, things like that. Those are things that
22 they don't look at.

23 So what they're going to do, from my understanding,
24 is just recommend something to you, what they would like to
25 see, and then you guys look at the impacts. We'll come back

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1 with questions and answer for you on that and you'll make a
2 decision on whether or not those impacts are significant in
3 your opinion as far as if it's worth taking out the, the two
4 oak trees for a larger area park, or maybe we need to rework
5 the whole park system and maybe work with the Parks and Recs
6 Commission and, and say that we need to do some other things to
7 the park as far as related to keeping the drainage as is and
8 maybe providing more park space on the north side of the
9 drainage. Those are things that, that you'll look at and
10 they'll look at, and ultimately you'll be making the
11 recommendation to the Council for the project.

12 COMMISSIONER OSTROM: Okay.

13 MR. HOGAN: So that --

14 COMMISSIONER OSTROM: Yeah, that kind of answers my
15 question. But I had some other comments I want to -- issues I
16 wanted to bring up and then have them reply ultimately, but
17 I'll do that later.

18 CHAIR BERGER: No, let's do it now, Dennis.

19 COMMISSIONER OSTROM: Oh. I thought you said we
20 could wait.

21 CHAIR BERGER: I did, but, but, you know, this is
22 where it all fits.

23 COMMISSIONER OSTROM: Fine. The, the issue -- I
24 brought up about water availability compared to other cities. I
25 think Dan answered that. He, he basically said, and, and I'd

1 I like to have your answer too, but he basically said that we're
2 in very good shape compared to other types of municipalities
3 and, and things like that. But I would, I would like to see
4 that in writing, if that's your conclusion too.

5 You know, the issue of innovation came up. And
6 actually I -- we have a, a book on, on innovation and, and one
7 of the things I was -- well, we, we had a workshop earlier and,
8 and it had to do with the site of a facility which is a public
9 facility, it's privately owned but it's a -- something for the,
10 for the good of the public, a real, a real gem I think. And,
11 and the, the comment was made that this is really what
12 innovation -- a lot of people interpret this is what innovation
13 had, had a large component of, and I'm still looking for --
14 when, when you have to make an innovation finding I'd still
15 like to see something given back as something not only to the
16 benefit of the, of, of the project. And within the last couple
17 of weeks I've heard that Newhall Land has a lot of unusable
18 land that would actually really benefit the City. So I would
19 like the, the staff to, to explore like what this land is that
20 Newhall has left that really is not developable but that maybe
21 could be given over to the City for use of parks or for use of
22 open space, but just go from one side of the ledger to the
23 other, you know, it's not worth anything over here, it's not
24 worth anything over here. But at least be ours for, for the
25 City to do with.

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1 MR. HOGAN: Okay.

2 COMMISSIONER OSTROM: And if you need anymore
3 information then I could probably get some more information.

4 I want to make sure that the trails are, are real
5 integrated. In other words, I was looking at this map on, on
6 trails and the innovation justification document. And I just
7 want to make sure that the planned large areas, residential --
8 in other words, a large amount of flow from residential areas
9 that that -- they can get to the trail. In other words, that
10 the trail has access, just the obvious. I just want to make
11 sure that there's access to the trails just so I -- you know,
12 Newhall Land and Farm, you know, developed and, and, and, and,
13 and, and did so well before. I just want to make sure that --
14 and, and, and document it that there is access in many
15 different places along the trail. And the ends of the trail,
16 if there are any trails outside of the development, that there
17 is some way of connecting these ends or that we are aware, that
18 we can see, well, you know, two blocks down your -- maybe it's
19 just offset. What we, we talked about the crossing over
20 Newhall Ranch Road I thought was a, was a very good comment. I
21 mean, so, so we can take a look at logistics at the ends of the
22 trail.

23 We, we did get the, the 3D perspective. Thank you
24 very much. This is kind of what I'm looking for and it really
25 answers a lot of questions in my mind about the impact on the

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1ridgeline and, and, you know, the, the necessity of it and
2everything. So that's actually been, been very, very good
3timing.

4 On, on the bio, again, I mentioned last time one of
5the commenters mentioned something about developing or looking
6into developing artificial environments there, you know,
7bubblers or something create water, life is water, water is
8life. And, and so we are interrupting a couple of those
9streams, or what it means for some wildlife in that area, I
10would just like to, to explore that. I don't really have
11anything in mind, but it just seemed like such a good idea.
12This is not that kind an area, I just thought I would bring it
13up.

41

14 If -- to me the fact that I don't know anything about
15it and it was brought to my attention it seemed -- and it
16seemed like a good idea, I think a lot of other people would
17too. But I just want some, some critical evaluation of it.

18 Let's see. The Santa Clarita Parkway, Commissioner
19Winsman brought up one time about a, an alternative which
20didn't have that as a major thoroughfare. Maybe alter that,
21and I think this may have been what he said and, and was
22thinking, but just to revert back to a normal size road, keep
23the, the right-of-ways. Because, you know, Sand Canyon is, is
24a classic example of planning a road way in advance. We have
25like places where there are four lane roads that are exited and

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1 entered onto by two lanes roads, and it's never going to be,
2 never going to be a full four lane road. And it would just be
3 a shame to have -- to, to, to not have the use of some of that
4 beautiful property there because it's paved over if in fact the
5 Santa Clarita Parkway takes a long time in coming to fruition.

42

6 I keep hearing about a blue oak tree, and I just want
7 to find out the disposition of the blue oak tree. I hear
8 that's, that's a very rare species.

43

9 I want to hear about the results of the sound study
10 that Glenn Adamick said he's, he's doing. And sort of in
11 response to the alternative but, you know, moving or removing
12 units on the basis of, of a sound ordinance with that
13 development.

44

14 The flood plain downstream, the, the impacts of
15 anything that we're doing on the shoreline, I asked for this
16 last time, I just want to reinstate that.

45

17 In terms of the flood plain intrusion, in other words
18 we're building houses within certain flood plains. I just want
19 to make sure that we're not doing anything in, in violation of
20 FEMA. In other words, that we would be not having available to
21 us their, their flood insurance if, if, if we do do this.

46

22 And, and my last comments have to do with something
23 that Commissioner Trautman was saying about the product. I had
24 brought this up earlier about whether a, a rental type of
25 product versus an ownership type product, and I was just kind

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1 of testing myself to see to why I felt that way. And I also
2 like checked with some realtors and there really is a need for
3 condos too, and, and the applicant says there's a need for
4 apartment. So I think there's probably a need for both. But I
5 was looking at the difference between the two and it really has
6 to do with quality of life. And so I, I would the applicant to
7 maybe explore the possibility that if they do own a rental
8 product that they do put -- make a product which is similar to
9 a condo. In other words, have the parking places, have the,
10 some sort of a privacy factor, you know, washer and dryer,
11 individual unit washer and dryer capabilities. And you know,
12 ultimately this could be converted over to a condo and it would
13 make it a lot simpler.

14 I also understand that there is some legal reasons
15 why we're not getting condos, and so maybe once that gets taken
16 care of and then let the marketplace decide whether it should
17 be a rental or a condo. But in the meantime, to develop a
18 product which has the -- like the crossover product has the
19 quality of life of a condo and, and may be a rental. Those are
20 my comments.

21 CHAIR BERGER: Okay. Thank you, Dennis.

22 Jeff, was the Parks Commission -- did they talk at
23 all to the applicant about their recommendations?

24 MR. HOGAN: Yes.

25 CHAIR BERGER: And were some of those recommendations

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1 just okayed by the applicant and said that would be fine, that
2 would be fine type of thing or --

3 MR. HOGAN: Yes.

4 CHAIR BERGER: Okay.

5 MR. HOGAN: Yes.

6 CHAIR BERGER: Great. And those, are they in our
7 report someplace of what the differences are and --

8 MR. HOGAN: We can come back with an agreement form
9 for you on that.

10 CHAIR BERGER: That would be great. Just what, what
11 they want and what, what they agreed upon and everything like
12 that. Thank you. Okay. Any other questions or research you'd
13 like the staff to do for us?

14 VICE CHAIR TRAUTMAN: Not yet.

15 CHAIR BERGER: Okay.

16 COMMISSIONER WINSMAN: Maybe after the public.

17 CHAIR BERGER: Yeah, maybe after -- okay, agreed.
18 Okay. What we'll do now is we'll open it up to the public
19 hearing. We'll bring up Glenn Adamick, the applicant. Welcome
20 back, Glenn.

21 MR. ADAMICK: Thank you, Chair Berger, Berger and
22 Members of the Commission. Before we dive into a very brief
23 Powerpoint that I have I wanted to touch on a couple of the
24 questions that came up that I think are, are easily answered.

25 Commissioner Ostrom brought up the blue oak. And the

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1 blue oak is proposed to be preserved by the project. We are
2 not impacting it in any way, shape or form. So it stays with
3 the project.

4 I think as far as the Parks Commission process went,
5 just to elaborate a little bit more on that, it included really
6 two meeting in front of the, the Parks Commission, a field trip
7 wit the Parks Commission out on the site. And as Mr. Hogan
8 indicated the focus clearly was on the park site and what makes
9 the park site workable from a Parks Commission standpoint.
10 And, and you know, it really was the culmination of probably
11 about twelve months of work that we conducted with Park staff
12 to really work through the park design. And I think as Mr.
13 Hogan indicated, I think in the past what had happened is --
14 with projects is, is the Parks Commission would get involved at
15 the tail-end after the park was designed rather than at the
16 front end. And in this case we took, took advantage of the
17 opportunity to get them involved in the front end in the design
18 of the park and, and tried to come up with a, with a product
19 that, that works well for them.

20 I think as far as the drainage issues that, that Ms.
21 Trautman brought up, the area of the drainage that is being
22 relocated is in the area of the active park site. That
23 drainage was always going to be relocated, regardless of the,
24 the design here being the previous tentative or the new design.
25 The idea was to relocate and enhance. And I think as many of

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1 you remember in that canyon that drainage has been altered by
2 passive land use in that canyon and existing land uses out
3 there today.

4 And now I just wanted to go into Powerpoint. You can
5 go to the next slide, and the next one. This is -- there are
6 really two items I want to focus in on tonight, and one is the
7 terrain model which there's an exhibit behind the Commission
8 and I've also got a Powerpoint slide, and the other one is the
9 Visual SIMS. And we made the commitment at, at one of the
10 previous meetings to come back to the Commission with a new
11 Visual SIM, well, a perspective from the Emblem Community
12 looking south towards the project site.

13 This is the tentative map that was submitted to the
14 City and what was analyzed in, in the environmental impact
15 report. This really shows the nose of that ridgeline that
16 separates the Emblem Community from what would be Area D, or
17 the apartment homes area in the Riverpark site, the far western
18 area. As you can see this is the ridgeline in its existing
19 condition. Here, under the previous tentative, we were
20 modifying that ridgeline. And I think Mr. Hogan indicated at
21 one of our first meetings it was coming down about fifty feet.
22 At that meeting I indicated that we had been working with the
23 residents on Gavelin Drive, this is Gavelin Drive we're looking
24 at here, on redesigning the project to change that condition.
25 And what I wanted to present in the next slide is what we have

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1 done.

2 Again, this is the existing condition of that
3 ridgeline and this is the proposed development. What we have
4 basically done is we have redesigned the Area D pad and, and
5 relocated buildings, moving them farther away from the Emblem
6 Community. What that has allowed us to do is keep this
7 ridgeline in tact. So the viewpoint from the Emblem Community
8 does not change. They're going to be looking at the ridge
9 they're looking at today. On the other side of the hill the
10 apartment -- future apartment residents will be looking at what
11 will be a landscaped slope adjacent to the apartment site.

12 We did not shift Newhall Ranch Road to do this. What
13 we did is we basically just redid the buildings and modified
14 the site plan that we had on the property and kept the, the end
15 account the same.

16 The next slide is the, the model terrain. This is a
17 request of the Commission, I believe at the April 20th meeting
18 or April 29th meeting. This terrain in large form is behind the
19 Commission there, but it basically shows the project kind of
20 plopped on to the existing terrain and from our standpoint
21 shows again, I think provided with -- in conjunction with the
22 other documentation, any innovative application that the
23 project has been concentrated on the flatter portions of the
24 property and off of the top of ridgelines. And I think this
25 exhibit goes a long way in showing that.

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1 Those are really my comments tonight. Clearly I am
2 here to answer any other questions and, and look forward to the
3 future meetings where I think we can get into a lot more detail
4 on -- with responses and working with staff. Thank you for
5 your time.

6 CHAIR BERGER: Thank you, Mr. Adamick. Any
7 questions, the Commissioners, for Mr. Adamick? Okay.

8 What we'll go to is people -- we have two people in
9 opposition, Henry Schultz, followed by Teresa Savaikie.
10 Welcome, Mr. Schultz.

11 MR. SCHULTZ: Thank you. I appreciate the chance to
12 talk here. Very informative session here on the Riverpark
13 Project. I'd just like to make some general comments here on
14 the Riverpark Project.

15 First of all, as you may or may not know there is the
16 Riverpark, Santa Clarita Riverpark Project. In 1995 the City
17 Council authorized the project by Cal Poly Pomona. They put
18 together this whole complete document with lots of maps of the
19 river and parks. And as you can see, this area here, some of
20 the original proposed parks for that project are sitting right
21 on this property. And what they tended to do is not run
22 perpendicular to the river, but run along the river. The idea
23 of the parks, river parks was parks that are on the river, not
24 parks that run into the river. So that might be something you
25 might want to think about.

1 And so I would recommend actually chopping up that
2 whole upper left part, the northern park from the part,
3 removing that from the project and connecting that up
4 completely with the Central Park. And how would you do that?
5 There's probably money that's available if you don't build the
6 bridges. And why would you want to build bridges? Well, they
7 claim is that it's the connector, Cross-Valley Connector which
8 is going to alleviate traffic. Nonsense. All you're going to
9 get when your at buildout from all these roads is more traffic
10 and more crowding. So don't worry about the bridges, kill off
11 the bridge. Or if you can't kill off both bridges kill off one
12 of the bridges. But they're just a big horror story.

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13 So another thing you ought to do is, with your three
14 acre Quimby, if you'll look at your general plan it says five
15 acres, five acres per thousand people. You should be getting
16 five acres of active parkland for this. And you shouldn't be
17 taking and tradeoffs. You can always build later. You can't
18 get property back. That's been the problem in the City
19 throughout. When I was Parks and Rec Commissioner every
20 project was the same way, you lost every time. So you'll be
21 able to do it. So anyway, so I'd just like to make a
22 recommendation there.

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23 So on the Riverpark's -- on the schools, of course,
24 we're not getting anything so there should be some mitigation
25 for the lack of schools. You're going to overcrowd Emblem.

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1 And the air pollution, of course you should have the
2 consideration. One of the things that you could do by removing
3 part of this project is cut down the impact of the dirt, the
4 earth that's going to moved, five point five million cubic
5 yards is proposed, plus another three plus million yards, and
6 move it way more than the CMIX mine. Why are we not concerned
7 about this project when this -- we talked about on the CMIX
8 mine is a big issue, particular matter. Here we don't seem to
9 care.

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10 So in summary the project, you should be trying to
11 trim this project and trying to take out some of the claims
12 about these roads. These roads are killing off this whole
13 area. This is a wildlife corridor. Deer and other animals
14 come there so it should be protected.

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15 CHAIR BERGER: Thank you, Mr. Schultz. Welcome back,
16 Teresa.

17 MR. SAVAIKIE: Thank you. Hello, my name's Teresa
18 Savaikie.

19 The Santa Clara River is truly Southern California's
20 last living river. Species that occur in our river once
21 occurred in all of Los Angeles river systems. In L.A. County
22 agencies estimate that thirty-five percent of our original
23 wetlands occur today. If we hadn't lost all of these wetlands
24 all of these acres of riparian habitat, our great green sponge
25 that returns as our groundwater wouldn't be threatened. We

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1 wouldn't be having the debates about water supply relative to
2 development. There would be plenty of water, but we have
3 always asked too much. We take that out faster than nature
4 could, nature could put back. We take, we take it more than
5 nature can replenish it. It will destroy the other two percent
6 of our wetlands and we will shut the system down.

7 The continued cumulative loss of the flood plain,
8 blue line streams, major tributaries and site drainages
9 represent a part of the remaining two to five percent. We have
10 a real responsibility to insure that we protect what little bit
11 is left. In Riverpark alone six side drainages, ponds and part
12 of flood plain are proposed for removal or filling,
13 contributing to the further decline of our County's remaining
14 wetlands.

15 Please take into consideration the new proposed and
16 ongoing developments like North Valencia I and North Valencia
17 II, West Creek's energy development, the proposed projects in
18 Bee (phonetic) Canyon, Mit (phonetic) Canyon, Tic (phonetic)
19 Canyon, Spring Canyon and Vasquez Canyon. The Newhall Ranch
20 project, the Gates King project, the Los Lomas project, the
21 CMIX mining project, Golden Valley Ranch project, the Phillips
22 project, the Bermite project area, the expansion of Curtis
23 Mining (phonetic) and the upper seria (phonetic), the Castaic
24 Junction project, the Valencia Industrial Project, the Sun Cal
25 project, Stevenson Ranch base (phonetic) project, the Tesoro

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1 project and the ongoing degradation of watersheds in Plum
2 (phonetic) Canyon and Haskell (phonetic) Canyon. The list goes
3 on and on.

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4 All that will be left of our river if these
5 cumulative impacts are, are allowed to continue will be a
6 biological sink of thin silver -- I'm sorry, a thin sliver of
7 the river bottom killing all that need a river. This is turn
8 offers very little if any protection to the river and the
9 people, plants and animals that depend upon it.

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10 At the last meeting Newhall stated that Fish and
11 Wildlife was okay with the bank stabilization and impacts to
12 arroyo toads. I'd like to remind you that the City of Santa
13 Clarita disagrees with Fish and Wildlife on the impacts to the
14 toad on the proposed CMIX Mining area. I believe that Fish and
15 Wildlife is wrong to write off the river in the CMIX project
16 area, and I know that they are also wrong for writing off the
17 river on behalf of Newhall Land and other developers. I recall
18 conversations with agency people and they told me ultimately
19 it's your City who decides the fate of your river. They said
20 if you want to protect the river then you must work to get rid
21 of elected officials who want to destroy the river in the name
22 of what they consider progress. One agency person said
23 progress should be defined by a city and a county that
24 recognize the value of the river and aim to protect and then
25 treasure it for its value to humans and wildlife.

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1 The City can and should do better than Fish and
2 Wildlife. Investigate these waters. Reach out to individuals
3 within the agency. While they may not publicly admit these
4 projects are killing the river they are likely to, likely to
5 share their knowledge and concern with other concerned Planning
6 Commissioners. Thank you.

7 CHAIR BERGER: Thanks, Ms. Savaikie.

8 We have people speaking in general comments. I'd
9 like to bring up Cynthia Harris. Cynthia, there's two signed
10 forms for you. If you can just explain to me what they are
11 then I'd be able to help you out.

12 MS. HARRIS: There's me as a person, and there's me
13 as the Vice President of Oak Conservancy. Two different
14 issues. Two different --

15 CHAIR BERGER: I think we only can hear from one of
16 you tonight. I'm going to check with my attorney on this if I
17 can.

18 MR. WALLENBERG: It's, it's three minutes per
19 speaker. It's up to them to address the issues, divide the
20 time as they see fit.

21 CHAIR BERGER: Okay. Thank you, sir.

22 MS. HARRIS: Okay. Fine.

23 CHAIR BERGER: Thank you, Cynthia.

24 MS. HARRIS: I'm Cynthia Harris. I'm Vice President
25 of Santa Clarita Oak Conservancy. I wanted to bring to your

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1 attention several items tonight.

2 First of all I think it's outrageous to create a park
3 by taking out oak trees. I'm sorry, I, I, I'm -- I can't even
4 fathom that. But I wanted to show to you, a little show and
5 tell, what the Oak Conservancy puts out. We have this
6 available to people at, at the -- thank you. We have it
7 available at Placerita. But one of the things you need to, to
8 realize is how much Co2 we give out. And where does that go?
9 It goes into oak trees and they love it, they just absolutely
10 love that stuff. But look what -- we are responsible for
11 eighteen point seven tons a year, every man, woman and child.
12 And if you have a, a car and driver it's going to take us four
13 point six acres of oak savannah to, to absorb that Co2. And
14 it, it says that it's going to take fifteen point seven acres
15 per person to help clean up our earth.

16 So think about that when you're cutting down these
17 oak trees. I mean, this is scientific proof from the
18 Department of Forestry that says that we need these oak trees
19 to absorb this Co2. Thank you.

20 This is from the California Oak Foundation, this
21 lovely reproduction. It -- what it -- the reason I'm showing
22 to you is this could be what our river used to look like. It
23 says.

24 "The California oak wilderness and oak trees sustain
25 a higher level of borrowed density than virtually any

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1 other transitional ecosystem in the State. More than
2 three hundred species depend on oak wilderness and
3 oak trees for food and shelter. Oak wilderness
4 protects soil from erosion and land size regulate
5 water flow in watersheds and maintain water quality
6 in streams and rivers."

7 I think I'd like to pass this around to the Council.
8 Would you be so kind?

9 SECRETARY SULLIVAN: Yes.

10 MS. HARRIS: The other thing I would like for you to
11 be alert to, we talked about before, is the sudden oak death.
12 Unfortunately it's moving south. The sudden oak death has
13 taken out tens of thousands of oak trees in, in California, as
14 well as on the West Coast. I think it's, it's really important
15 that you would direct staff to go to the suddenoakdeath.org and
16 take a look at what's happening where the oak -- where this
17 horrible disease is happening.

18 Let's see. The other thing I would like to say very
19 quickly is that I'd appreciate an independent study of the
20 Native American Indian sites. Thank you.

21 CHAIR BERGER: Thank you, Ms. Harris. I appreciate
22 it. Sorry I couldn't get you up there twice. Lynne Planbeck.

23 MS. PLANBECK: My name is Lynne Planbeck, here I'm
24 wearing my S.C.O.P.E. hat. And I wanted to just make some
25 comments about legal standards for existing groundwater supply.

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2 This is right out of the SB 610 law, it's from the
3 California Water Codes. And I'd like you to notice this bottom
4 part that the existing water supply has Federal, State, local
5 permits for construction and necessary infrastructures
6 associated with delivering water supply and any necessarily --
7 any necessary regulatory approvals that are required in order
8 to be able to convey or deliver that water supply. The forty-
9 one thousand acre foot water transfer does not have that.

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10 I encourage you to please look at the court order in
11 that case, and also at Monterey settlement language itself
12 which is on the DWR website. That transfer is particularly
13 excluded. And although there, there was language in both the
14 court order and the settlement agreement that would allow
15 existing uses, it did not allow any new added project uses
16 until the EIR's are complete.

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17 So it doesn't comply with 610, it doesn't comply with
18 Monterey agreement settlement. And I think you received
19 several legal letters from lawyers regarding that.

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20 The other thing it doesn't comply with SB 610 is to
21 include water that's polluted with ammonium perchlorate.
22 You're not allowed to serve it, it's not there, it's not there
23 right now. Even if it's going to be there in two years when
24 Department of Health Services says they serve it, maybe it will
25 be in two years when the facility is clean in our own mind.

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1 They're not there now. It doesn't meet, doesn't meet the legal
2 standard of the existing water part. Our resolution faced a
3 lot of our suppositions on, on this law because we felt it was
4 easier for developers to understand if they had to comply with
5 this when they came to project approval.

6 So that's mostly what I want to say. But I do want
7 to encourage you to read my agreement settlement because I --
8 it is going to be very instrumental in determining whether
9 there is inadequate supply for this project at this time.
10 Thank you.

11 CHAIR BERGER: Thank you, Ms. Planbeck. Stacey
12 Kelleher?

13 MS. KELLEHER: Yes.

14 CHAIR BERGER: Welcome, Stacey.

15 MS. KELLEHER: I was watching this at home this
16 evening and really didn't have time to be here, but when I
17 heard Rick and Diane address my issues I had to come down and
18 thank you guys, for one. It's important not just to complain,
19 but to thank people, too.

20 I do have some comments that I hope will be helpful.
21 One is I think the Planning Commission mentioned that bridge
22 wouldn't be possibly on their property. Well, if they're --
23 what they're submitting for a new project doesn't make the
24 current project safe then just cancel the project. Don't use
25 that to just get out of it.

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1 And the other is even if these kids are going to
2 Emblem, there's people who walk to work and back and kids that
3 take that intersection, and it's one of the foremost impacted
4 intersections. And you need to realize that there's -- you
5 have big trucks, you have the same without trucks. If a light
6 is changing and someone's in the middle of the road, one car
7 stops, the other doesn't see them and they go and they kill the
8 person. So when you've got big trucks it's even enhanced.

9 And then you've got two lanes turning right on
10 Bouquet to go down to the 14, so again you have people turning
11 right and these pedestrians are trying to get through and there
12 isn't enough time to get through.

13 Now there is something that Glenn pointed out to me
14 that is a simple solution as far as the Bouquet part of it in
15 our area, not the Newhall Ranch Road part, and that was he said
16 at the river there's something that goes under, but it does
17 over by the pump station. But he didn't say there was street
18 access. And instead of saying that he would add it to the
19 project like he's made adjustments to other homeowners, he said
20 basically I could go to the City. No, I want it part of this
21 project so, so I don't have to do all the legwork. It's
22 something they should be doing.

23 And then as far as the apartment comment, please, I
24 know you guys tape these, so if you could go back to those few
25 meetings before when I brought up the numbers that have been

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1 okay for L.A. County that you guys may not be aware of, another
2 hundred and eighty. I really don't think we need more
3 apartments.

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4 Also, the reduction in property. That really
5 concerns me 'cause where I live they didn't give me code for
6 the side of my house and where the fence is. I have three and
7 a half feet, we're supposed to have five feet. You can't get
8 your trash cans there. You have to kind of go like this
9 through. And also, you don't -- the garages that they're
10 mentioning are -- like my friend's Cadillac wouldn't even fit
11 in that garage. So you've got cars -- garages that won't fit
12 cars, driveways that are shorter than cars. You can't fit cars
13 in driveways. You have mailboxes that are grouped together, so
14 you can't park there. And you've got roads that are slimmer so
15 you've got fire lanes so that you can only park on one side of
16 the road. You're creating a disaster in parking, and
17 Bridgeport is a good example, trust me.

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18 And when you have no setbacks you've got kids using
19 your property like public property because you don't have
20 normal setbacks and you have the skateboard problems that I
21 mentioned.

22 Also, when I was watching, the night that you guys
23 had a special meeting on a Thursday, I think it was Thursday
24 before last Thursday, but you didn't -- it wasn't taped for the
25 people to watch. And think Your City or something was on and

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1 Vince and Maureen were on about the mining project, the exact
2 same thing their using to fight the mine fit here in the same
3 intensity, the same things about the frog and the stickleback.
4 I don't know if the stickleback is the fish or the frog, I'm
5 not quite -- anyway, you've got the same frogs and the same
6 fish and you have the same problems and you have the same --
7 oh, you have the same environmental problems. So I think to
8 show that we're a united front we should table the projects,
9 and then not get the mining project in either. Thank you very
10 much.

11 CHAIR BERGER: Thank you, Ms. Kelleher.

12 MS. KELLEHER: Thank you.

13 CHAIR BERGER: I appreciate you coming out tonight.

14 MS. KELLEHER: Thank you.

15 CHAIR BERGER: Okay. That's all of our speakers
16 here. Mr. Adamick, if you'd like to come back up.

17 MR. ADAMICK: I think quickly I'll try to, try to
18 address the comments that came out. I think there was a
19 reference to, to calculating the Quimby ordinance based upon
20 five acre -- or five, five acres per thousand people.

21 It's my understanding that the Quimby Law allows you
22 to do that once you reach the three acres per thousand, and I
23 don't believe the City has reached that yet. But once they
24 reach that goal then they can move forward and do the five
25 acres per thousand under Quimby Law.

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1 As far as the schools go I, I think again, the
2 Commission has gotten two letters, one from the Saugus District
3 that indicated that we have mitigation agreements in place with
4 them and that there is capacity available, and one from the
5 Hart District echoing those sentiments.

6 As far as the air pollution, I, I, I think clearly
7 that's one of the issues that, that staff and, and the
8 environmental consultant will be getting back to, to the
9 Commission on in writing. And there was a very detailed
10 analysis in the draft EIR.

11 Concerning, you know, the, the issues raised by Ms.
12 Savaikie concerning water supply and river impacts, again, I
13 think that the staff and, and the EIR consultant will, will
14 address those. I think she indicated that, that we had said
15 Fish and Wildlife. Actually it's Fish and Game. Fish and
16 Wildlife is the Federal agency.

17 Concerning Mr. Harris' comments, you know, going back
18 to, to my, my original presentation, one reason why we kept the
19 canyon was because of the number of oak trees in there. And I
20 think if there's one portion of the property that, that you can
21 kind of characterize as an oak woodlands that's the portion of
22 the property, and that's why we elected to, to retain that
23 portion of the property.

24 I also wanted to point out that, that we are
25 relocating the vast majority of the trees that are proposed for

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1 removal in association with this project. So we're not just
2 cutting the trees down, we're relocating them. On top of that
3 oak trees will be part of our planning power for the Riverpark
4 Project. So you, you have my promise that the number of oak
5 trees that would be on that site will be more than there is on
6 that site today after it's done.

7 As far as, as far as Ms. Planbeck's comments, I
8 think, I think again the -- Mr. Masnada's presentation, as well
9 as the, the draft environment impact report contained a very
10 thorough analysis on water supply and demand. The, the 610
11 analysis that was, that was done it his case was issued by the
12 Santa Clarita Water Division of the CLWA. I'm sure their legal
13 counsel looked at that with a fine tooth comb as well to make
14 insure that they were in compliance with the law, but that was
15 issued by that agency.

16 I think as far as Ms. Kellerher's comments, and I'll
17 just focus in primarily on the trail, I indicated to her that,
18 that we can control the connections on the Riverpark site, and
19 we would provide direct connections from our neighborhoods to
20 the river trail. I also indicated that the -- there would be
21 another crossing at the Bouquet Canyon Road Bridge that would
22 provide direct trail access from Riverpark, let's say westerly
23 to Bridgeport and eventually all the way down to the Ventura
24 County line at some point. Where she was talking about access
25 from the sidewalk was on the other side of Bouquet Canyon Road

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1 on property that is not under our ownership. And I indicated
2 that I believe the City would be providing that as a part of
3 the Bouquet Bridge widening. So I wasn't trying to shift
4 burden to anybody, it was just we don't control that and I
5 think the City is, is providing that. But I think certainly we
6 can -- I can work with City staff and make sure that that's
7 part of the plan.

8 And I think that addresses most of the comments, so I
9 wanted to thank you for your time again.

10 CHAIR BERGER: Thank you, Mr. Adamick. Anybody from
11 the Commission like to ask Mr. Adamick anymore questions? No?
12 Thank you, Glenn.

13 At this time I'd like to see if we want to talk to
14 Jeff about any other issues. I' know that we've addressed them
15 all but we're open for me. Let me, let me start over here.
16 Dennis?

17 COMMISSIONER OSTROM: I don't have anything right
18 now.

19 CHAIR BERGER: Okay. Tim?

20 COMMISSIONER BURKHART: No, I've been through mine.

21 CHAIR BERGER: You're okay? Diane, anything?

22 VICE CHAIR TRAUTMAN: Yes, I did -- I want to follow
23 up and I don't know if that's where the earlier conversation in
24 the, in the informational section with Dan Masnada, but I think
25 that to get -- it's important for us to get another version of

1 interpretation because, yes, the reports can -- I'm sure we all
2 are talking about the same information, the same data as far as
3 water's concerned, but different people will look at it
4 different ways and interpret it differently. And we may be
5 looking at interpretation of a model, of numbers from a model,
6 and you need to be making an interpretation of what's actually
7 there. So whether it's a part of this request or, or if you
8 need -- I need to come back at a later time this evening, I do
9 want to ask for an equal thirty minute presentation or however
10 many minutes were allowed for Mr. Masnada from, from Newhall
11 County Water District. I think we need to hear more about
12 their interpretation of those numbers.

13 CHAIR BERGER: Well, Fred, if we, if we would like to
14 have somebody come speak --

15 MR. FOLLSTAD: Yes.

16 CHAIR BERGER: -- and given, not a debate, but just
17 another education from both standpoints, can you fit that in
18 our agenda sometime?

19 MR. FOLLSTAD: We, we can look into it. I think it
20 would have to be kind of separate from this because I think
21 you're, you're requesting not, not really a debate but another
22 point of view based upon the report earlier today. So we could
23 try and do it in the next month or so. We'll look into our
24 schedule and see what, what would be possible.

25 VICE CHAIR TRAUTMAN: Okay. I would like to do it

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1 sooner because --

2 MR. FOLLSTAD: Yeah.

3 VICE CHAIR TRAUTMAN: -- that interpretation effects
4 our reading of the material that we're getting in this --

5 MR. FOLLSTAD: Right.

6 VICE CHAIR TRAUTMAN: -- draft environmental impact
7 report for water.

8 MR. FOLLSTAD: Okay.

9 VICE CHAIR TRAUTMAN: Okay.

10 MR. FOLLSTAD: Do you -- we haven't, we haven't
11 talked to anybody yet. You know, we can talk -- you know, I
12 don't know who we're, who we're going to get, if it's going to
13 be them or who it's going to be. We'll have to look into that.

14 COMMISSIONER OSTROM: You know, before we jump into
15 that I would, I would like to know what the issues are that --
16 what the contention is. And I heard Lynne Planbeck come up
17 and, and talk and she rattled off so much stuff that I, I don't
18 really understand what -- half of what she's saying, and then
19 she has a lot to say. What I would like to see is, is some
20 sort of written assessment of what she's saying and some
21 analysis. I don't want to have a bunch of people arguing at me
22 trying to convince me of something. I would like to be able to
23 very deliberately read what they have to say. We're, we're
24 having Tom develop, you know, technical responses to a lot of
25 the issues. And, and if there's any contentious things I'd

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1 I like to see written responses to those and a written evaluation
2 by experts that I could evaluate or I can take a look at and
3 judge for myself. But, but to have altering opinions on
4 technical issues, they're talking about the same data, see, and
5 so it would presuppose that we have knowledge on a technical
6 level to, to evaluate who's right and who's wrong on, on the
7 hoof. And I would rather read about it than, than, than to be
8 sold or to be, you know, talked at.

9 CHAIR BERGER: Mr. Burkhardt?

10 COMMISSIONER BURKHART: And I'll just kind of
11 piggyback on, on what Dennis is saying.

12 Newhall County Water District doesn't have any
13 standing in this issue. They're not an agency that we're
14 looking to for information to make a decision on this. We
15 heard from Castaic Lake Water Agency and Santa Clarita Water
16 who is charged with providing us the information we need to
17 make this decision. Frankly, I don't care to hear the opinions
18 of some politicians that have a different view on the water
19 supply and make for a case in front of us in a very politically
20 charged issue.

21 CHAIR BERGER: Okay. Rick?

22 COMMISSIONER WINSMAN: I, I concur. I think that
23 Santa Clarita Water Company is the one that as the SB 610
24 responsibility to either say, yes, we can provide water to this
25 project or, no, sorry, we can't provide water to this. What

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1 I'm concerned with is that we comply, not only with the letter
2 but the spirit of the law with SB 610 and provide all that
3 documentation and approval that is required so that we then can
4 make as lay people, not experts --

5 CHAIR BERGER: Yeah.

6 COMMISSIONER WINSMAN: -- but we can make the
7 determination then that everything that is required by law has
8 been provided.

9 CHAIR BERGER: Diane?

10 VICE CHAIR TRAUTMAN: In, in order to make the
11 assessment that we have received everything and that it's fair
12 and accurate I think that we need to hear a differing point of
13 view, whether it is Newhall County Water District or someone
14 else who would look at the reports from Castaic Lake Water
15 Agency and evaluate that information. As Dan said it's -- as
16 Dan Masnada said it's not really up to us as Planner's to
17 evaluate the information. We're just supposed to trust that
18 they are doing their jobs and they're interpreting and they're
19 managing the data correctly, but there are different ways of
20 interpreting data. And I think that in order to get a well
21 rounded view, whether it's in writing or we get it in writing
22 as we would a presentation here, along with a verbal
23 explanation that that's a fair way to go. How do you evaluate?
24 It is up to us as Planning Commissioners when an agency brings
25 information to us to say, well, I understand and I agree with

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1 that or I have issues or I have questions. Some of the
2 questions that I handed out are some of the issues that I have
3 with the agencies reports, and I've read them thoroughly.

4 I have issues with reports for water that were
5 supposed to accept as a given and here are the water numbers
6 and trust us, it will be there, but we see every week in the
7 paper where there's some other effect on water. In the west we
8 are running out of water, where, where reports -- there have
9 been ten years of negotiations or better in, in, in Imperial
10 County with the farmers in Imperial County about water use,
11 transferring that to municipalities. The Feather River --
12 there was a decision on the Feather River and water and, and
13 treatment in that area, so I want to know what effect that has
14 on water service. And I think that it is our responsibility as
15 Planning Commissioners to have at least a good enough
16 understanding of the issue to be able to ask questions and find
17 out if we are getting a full and complete picture.

18 And that's why I think it's important to get another
19 point of view. If you feel that this particular point of view
20 that's recommended is too political then let's find somebody
21 else who can give another point of view who's not tied into the
22 local community but know enough about water in the State to say
23 whether or not some of these numbers are, are likely.

24 CHAIR BERGER: Mr. Follstad, is there someone that is
25 -- would be open to speak to us and give us advice on that

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1 matter?

2 MR. FOLLSTAD: I don't know of anybody, but I'm sure
3 Vince would probably. He's -- he knows people at the State
4 level. Maybe there is somebody available that he knows of
5 through his dealings with other cities and through the league
6 or something like that that would be able. That's, that's why
7 I was kind of reluctant to say, yeah, we'll jump on it right
8 now --

9 CHAIR BERGER: Sure.

10 MR. FOLLSTAD: -- 'cause I don't, I don't know who
11 that person is and we -- you know, getting somebody down here,
12 especially if they're coming down from up north and figuring
13 out a date and that, I couldn't commit to a time or anything
14 like that.

15 CHAIR BERGER: Sure.

16 MR. FOLLSTAD: And that's if the Planning Commission,
17 you know, the majority of the Planning Commission wishes to
18 have that.

19 COMMISSIONER OSTROM: Right. You know, I'm, I'm
20 still -- I, I would like to see an issue that I'm really
21 uncomfortable with. Right now there have been a lot of things
22 said and I'm waiting for a report from Tom who's going to put
23 everything in perspective. And if, if the report comes across
24 to me and it doesn't put things into perspective or if someone
25 comes up with some other questions that can't be answered then,

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1 you know -- and if I, if I had some doubt then, you know, I'd
2 say, you know, now's the time. But we're, we're looking --
3 we're like a solution looking for a problem right now. I, I
4 don't -- there's -- I don't, I don't really see a problem yet.
5 We, we haven't given our system a chance to work.

6 I would, I would totally agree with Commission
7 Trautman if, if I, if I see a problem. I, you know, I'm just
8 wanting to find out if there is a, a disagreement that's not --
9 that doesn't make sense. I, I, I want to tell the
10 Commissioners, I've been through -- or actually, maybe
11 Commissioner Burkhardt has too, we've been through this once
12 before. And a lot, a lot of it flushed out when the hard
13 issues were brought in black and white and then different
14 versions of it were presented, and then a commentary at the
15 end, and then question and answers to the person that proposed
16 it. A lot of these things just fell right out. And that's
17 kind of what I'm expecting to see here. If it doesn't, even on
18 one issue, then yeah, I'd, I'd say then that we, we get other
19 people in.

20 CHAIR BERGER: Commission Ostrom, I, I understand
21 where you're coming from. I think it's important that what you
22 said is that maybe somebody sees a problem. And I think maybe
23 Commission Trautman does see a problem. And with due respect
24 to the --

25 COMMISSIONER OSTROM: Yeah, I, I totally respect

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1 that, -- I'd like -- what's the problem? I don't know what the
2 problem is here.

3 CHAIR BERGER: I, I, I think that maybe her
4 interpretation is vague or -- I don't want to speak for her,
5 but maybe she's not comfortable with, with what other people
6 have said. And I as one would, would like to give her the
7 ability to give somebody a half an hour. I mean, we, we sit
8 through these meetings hours and hours, and to me another half
9 an hour of a presentation, not a question and answer, not a
10 rebuttal, just education from another agency would make me feel
11 more comfortable knowing that this Commission can digest
12 everything at that time.

13 So, I, I -- if it was me I would ask that the
14 Commission give approval to Fred to see if there is a person
15 from either California, and if not maybe Lynne if she would do
16 it, but just have a half an hour max, just put it on there just
17 so it's fair to all concerned. I mean, I'm willing to open it
18 up for a vote and you guys can decide on, on that if you like.

19 COMMISSIONER OSTROM: Well, I just want to again say
20 I'm, I'm all for doing anything to resolve the problem if I --
21 if somebody could articulate what the problem is.

22 VICE CHAIR TRAUTMAN: Dennis --

23 COMMISSIONER OSTROM: Go ahead.

24 VICE CHAIR TRAUTMAN: -- let me give you an example.
25 I mean, this is the third questionnaire I've had for CLWA. I

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1 have questions about groundwater management. I have questions
2 about projections and time lines. Ground water management I
3 submitted questions, the groundwater management plan, the
4 draft. A few other individuals stated a few organizations.
5 And in the course of those questions the CLWA was asked about a
6 time line for projected facilities construction, approximately
7 cost and that sort of thing. And the response was something to
8 the effect that that's not required by law. Well, maybe it's
9 not required by law, but maybe it's required from a planning
10 standpoint so that we know -- even if you're not going to build
11 those facilities now what are we looking at. Take cost of
12 living increases, take whatever. Tell me in ten years what
13 it's going to cost to build this, this facility or this way of
14 transporting water, or what the water is going to cost. Tell
15 me who's going to pay for it. Give me an idea, and give me a
16 range of water supplies that may or may not be available.

17 When we went to the planner's conference in Monterey
18 and we sat in the water section, and Vince was there and
19 actually there was a gentleman who was in on that on -- a, a
20 water district in Northern California I believe was speaking
21 and he was saying that we need to have a plan for drought
22 years, for, for biblical droughts and that we have those
23 frequently. I don't see that in the reports I read. I, I see
24 gaps in information.

25 Those are my problems. My problems are missing

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1 information. My problems are an assumption in those reports
2 that, trust us, it will be there. I don't feel comfortable
3 accepting that at -- that advice.

4 COMMISSIONER OSTROM: Yeah, I know, and I don't thing
5 that -- see, I think where, where we may be arguing over
6 criteria. I think biblical droughts really aren't in the law,
7 are they? I mean, it's just --

8 VICE CHAIR TRAUTMAN: Is it, is it a matter of the
9 law of is it a matter of making sure that we know where that
10 water's coming from. Maybe it's not -- maybe the law doesn't
11 say that you have to make sure that all of these minutia are
12 taken care of, but the law does say that we need to have
13 sufficient information in order to make a judgment that this is
14 enough, that we know there's enough water that we feel
15 confident and comfortable approving something based on the
16 water supplies that we're told are going to be there, and that
17 we know what all the costs are associated with that so we're
18 not getting the public into a position of having to go on a
19 full year --

20 COMMISSIONER OSTROM: Well, a lot of the topics that
21 you're discussing haven't really surfaced because they haven't
22 been part of the discussion. They weren't things we were
23 talking about. And like, you know, you brought up a biblical
24 drought. I wish that we could bring that up with, with Dan
25 when he was here perhaps and maybe he would have an answer for

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1 that. But maybe, you know, a lot of these things aren't
2 brought up or, or they, they, they aren't discussing because of
3 the forum.

4 You know, I would like -- before I want to cite stuff
5 to people that we should be going to for our, our leadership, I
6 would like to ask them these kinds of questions. Now you
7 basically, you said you have. I, you know, I don't, I don't, I
8 don't understand why they maybe haven't responded to your
9 question, but maybe you should tell them to respond to your
10 questions or, or --

11 VICE CHAIR TRAUTMAN: What I'm thinking is --

12 COMMISSIONER OSTROM: -- what they're responses are
13 and see if there's some sense behind the response.

14 VICE CHAIR TRAUTMAN: Well, there are two different
15 issues. There's one that there's information that's not
16 provided that other professionals, other water professionals
17 will tell you should be a part of consideration. Okay. So
18 that's part of it. I don't know -- I can ask somebody why it's
19 not part of their consideration, but then that means going page
20 for page through these water reports. I'm happy to sit down
21 and do that --

22 COMMISSIONER OSTROM: Well, I guess I'm point is --

23 VICE CHAIR TRAUTMAN: -- but I don't know that
24 anybody wants to get to that depth that I feel that we need to
25 get into more depth --

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1 COMMISSIONER OSTROM: Well --

2 VICE CHAIR TRAUTMAN: -- certainly.

3 COMMISSIONER OSTROM: I, I don't know what I would do
4 with, with inappropriate information. In other words, if you,
5 if you hear an answer to a hypothetical question and the answer
6 is that they haven't studied it because it's hypothetical, what
7 do you do with that information? Do you, do you tell them to
8 study that question to spend taxpayers money to respond to a
9 hypothetical question that isn't even part of the science? I
10 mean, you know --

11 VICE CHAIR TRAUTMAN: It is part of the science to
12 other professionals though.

13 COMMISSIONER OSTROM: Well, I don't know.

14 VICE CHAIR TRAUTMAN: That's what I'm saying.

15 CHAIR BERGER: You know, we could discuss this for a
16 long time. Why don't we just think about it for a second and
17 then just -- I'll ask you what the, the favor of the, of the
18 Commission is. What I'm asking is if, if, if we can have a
19 half an hour discussion from either someone from possibly from
20 Northern California, if not someone from the office of maybe
21 Lynne Planbeck or Castaic Water Agency, if you'll please just -
22 - you know, if you're in favor of just half and hour raise your
23 hand. Will you please do that?

24 COMMISSIONER OSTROM: Well, I'll do it on the basis
25 of, of, of a favor. I mean, I have a lot of respect for our,

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1 our Commission here and I would really hate to, to, to take it
2 off the track. I would want to make a stipulation that it be
3 someone outside of the area that doesn't have a political
4 agenda and that really is going to come in and talk about the
5 facts.

6 CHAIR BERGER: Fine, that's perfect.

7 COMMISSIONER OSTROM: Yeah, that's, that's where I
8 would like to go.

9 CHAIR BERGER: Okay.

10 COMMISSIONER OSTROM: Then, then by all means, I
11 think it would be very interesting and, and I would --

12 CHAIR BERGER: Find it informative?

13 COMMISSIONER OSTROM: Well, it would have to be
14 informative.

15 COMMISSIONER BURKHART: I would support that. My, my
16 only concern is I just don't think it's the place for an
17 elected official --

18 CHAIR BERGER: Okay.

19 COMMISSIONER BURKHART: -- to be here and giving us
20 technical information like that.

21 CHAIR BERGER: Diane's fine with that, that's fair.
22 I --

23 COMMISSIONER WINSMAN: Again, I concur.

24 CHAIR BERGER: Okay, great. Fred, if you can do that
25 for us I'd really appreciate it.

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1 MR. FOLLSTAD: Okay. I don't have a time frame.

2 CHAIR BERGER: We understand.

3 MR. FOLLSTAD: So it's something that maybe we can do
4 in a study session format.

5 CHAIR BERGER: That's fine, too. That's, that's
6 perfect.

7 MR. FOLLSTAD: So we'll look, we'll look into that
8 and get back to you either the 1st or the 15th.

9 CHAIR BERGER: That would be great.

10 MR. FOLLSTAD: Tom will be giving some additional
11 information based upon the EIR for this project, so you should
12 be getting some information and hopefully that will answer some
13 of your questions.

14 CHAIR BERGER: Excellent. Sorry to put this extra
15 pressure on you. Okay. Now where were we?

16 We were discussing this, additionally, just off the
17 top of my head, Glenn said something and I had forgotten the
18 Quimby Act rules, the five acres or three. Can you -- do you
19 know what the -- Glenn said it's once you get to a certain
20 level then it becomes three or five. Do you know that answer?

21 MR. FOLLSTAD: Yeah. To my knowledge, and I don't
22 have the law in front of me. I've got a lawyer next to me,
23 hopefully he knows it. You -- a city can require -- the Quimby
24 says you can get three acres per every thousand population, so
25 basically every, every, every three hundred, three hundred

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1 homes or so, every three hundred and thirty homes we can get
2 one acre of land.

3 But as far as getting up to the five you have to meet
4 the three acre criteria in your house -- in your, in your area,
5 in your city if you reach that criteria.

6 So if you don't have this -- if you're not at the
7 three acres, let's say we had a population of a hundred
8 thousand and, you know, we did -- we reached a three acres for
9 every thousand population owed three hundred acres, if, if we
10 reach that criteria then we can go -- we could ask for the five
11 acres per thousand. But since we don't reach that criteria yet
12 it's kind of -- we'll never make it up, we'll never get up to
13 the five acres per thousand. And I believe that's how --

14 MR. WALLENBERG: That's my recollection as well is
15 that you first have to achieve the three acre threshold. And
16 then once you've demonstrated that you can ask for five.

17 MR. FOLLSTAD: Like an older City, probably like
18 Burbank is probably at the five acre.

19 CHAIR BERGER: I see. It seems kind of backwards,
20 doesn't it?

21 MR. FOLLSTAD: Yeah.

22 CHAIR BERGER: Exactly. You get more in the
23 calculation then you can back off.

24 MR. FOLLSTAD: Truthfully, you, you'll never -- it's
25 like you're never going to fill the pitcher up with water.

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1 CHAIR BERGER: Right. Okay. That makes sense now
2 that you've told us. Other questions or points for Mr. Hogan
3 to get back to us on?

4 VICE CHAIR TRAUTMAN: Not this evening. Thank you.

5 CHAIR BERGER: Okay. Not this evening? Wonderful. I
6 guess the recommendation is to continue this public hearing
7 until June 15th.

8 VICE CHAIR TRAUTMAN: Second.

9 MR. FOLLSTAD: Would you like us to go over
10 everything we're looking into?

11 CHAIR BERGER: Absolutely.

12 MR. FOLLSTAD: Okay. I got a list. Jeff, correct me
13 if I mess up on anything.

14 MR. HOGAN: Okay.

15 MR. FOLLSTAD: You want us to look into the --
16 possibly either a tunnel under Newhall Ranch Road or a
17 pedestrian over to connect to the trail to hit Central Park and
18 the impacts, if let's say if Santa Clarita Parkway were to go
19 through what the impacts would be to that trail, and any
20 impacts to the existing water pipe under, under Newhall -- the,
21 the proposed line of the Newhall Ranch Road has a pipeline
22 underneath it and to see if it's even physically possible.

23 We need to look at the -- as to how to safely get to
24 schools. They'll, they'll probably be attending Emblem for
25 elementary and how they would safely get there and what their

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1 path of travel would be.

2 The impacts on pedestrian crosses versus timing,
3 getting across the streets versus how it's going to mess up the
4 timing with the roads when, when the signals are all
5 synchronized.

6 A second opinion on the cultural site.

7 The loss of, of the -- the benefit of the owner
8 occupied versus rental units.

9 We had the, the movement of the drainage in the park,
10 how -- what are the impacts associated with that.

11 The impact to the aquifer of the seven drainage
12 ditches, losing that.

13 The L.A. -- we'll be getting more information on the
14 L.A. River Project.

15 The, the Santa Clarita River Study versus the Urban
16 Water Management Plan versus the River Plan comments, how --
17 and enhancements, how that all falls into it.

18 The impact to traffic going from eight lanes to six
19 lanes to a four lane bridge.

20 The availability -- the water availability, one
21 attempting in writing.

22 The, the benefits -- there's the access to the trail,
23 how that's going to work and everything.

24 Again, we talked about guzzlers or water sources and,
25 and the wildlife possibly in the, you know, the seven streams.

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1 The blue oak I think was talked about but you wanted
2 information on the blue, blue oak.

3 The Santa Clarita Parkway, can you possibly reduce it
4 from a major down to a secondary or even below.

5 The units -- a reduction of the units based upon the
6 noise, the impacts of the noise.

7 The impacts downstream of the project on the Santa
8 Clara River.

9 The -- making the project consistent -- seeing how
10 the renter versus owner occupied and talking about what the
11 differences between making it the condos, you know, the washer
12 and dryer, and probably you want a little bit of discussion on
13 the product defect law that seems to have in the past probably
14 ten to fifteen years reduced the number of condos because you
15 can go back after ten years and a lot of homeowners's
16 associations are suing the builder after ten years for product
17 defects. So there's been a lot of issues related to that, and
18 I think that's, that's reduced the number. I think there was
19 as a discussion about whether other cities, the number of, of
20 owner occupied versus rental units there and I think we need to
21 really focus that a little bit more on how many owner occupied
22 and how many rentals have been built in the -- since this
23 product defect law has come to light. I think that, that will
24 be -- 'cause we're kind of a newer city up here.

25 The park differences with the applicant, there was a

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1 discussion about what the Parks Department wanted and what the
2 applicant gave as part of that.

3 The -- we'll have the Quimby obligation and I believe
4 that's it.

5 MR. HOGAN: I had a couple of extra things here.

6 MR. FOLLSTAD: Okay.

7 MR. HOGAN: Commission Ostrom wanted what the public
8 benefits are for -- to, to go ahead with an innovative project.

9
10 He talked about maybe including land that's not
11 developable in the City to include with the project if there's
12 something that Newhall Land and Farm can include with the
13 public benefits of the project.

14 He wanted a -- Commission Ostrom wanted maybe a --
15 show an enhanced trail exhibit of how the project trails are
16 going to connect with the offsite trails or what, what's the
17 discrepancy or what, what's the gap.

18 Flood plain, how is it impacted. And maybe like --
19 and Commission Trautman I believe wanted a more or less maybe a
20 flood plain overlay just showing, you know, what, what the
21 differences are and things like that. I think those are the
22 only things that I --

23 VICE CHAIR TRAUTMAN: And wildlife too, I had that,
24 right, or maybe Fred had it.

25 MR. FOLLSTAD: Wildlife, okay.

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1 COMMISSIONER WINSMAN: Wildlife corridor overlay.
2 VICE CHAIR TRAUTMAN: Yes, thank you.
3 CHAIR BERGER: Okay. Great. Sounds like you guys
4 got a lot of work.
5 MR. FOLLSTAD: Yes.
6 CHAIR BERGER: Anything else they left out?
7 MR. FOLLSTAD: And just we'll get back to you at a
8 future planning manager's report on -- about the water --
9 CHAIR BERGER: Okay.
10 MR. FOLLSTAD: -- and having somebody come in and
11 speak on, on water.
12 CHAIR BERGER: Great. Okay.
13 I'll entertain a motion to continue this if somebody
14 would like to.
15 VICE CHAIR TRAUTMAN: So moved.
16 COMMISSIONER OSTROM: Second.
17 CHAIR BERGER: Okay. Can we please have roll call on
18 that? Sorry, Teresa.
19 SECRETARY SULLIVAN: Commission Ostrom?
20 COMMISSIONER OSTROM: Yes.
21 SECRETARY SULLIVAN: Commission Winsman?
22 COMMISSIONER WINSMAN: Yes.
23 SECRETARY SULLIVAN: Commission Trautman?
24 VICE CHAIR TRAUTMAN: Yes.
25 SECRETARY SULLIVAN: Commission Burkhart?

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1 COMMISSIONER BURKHART: Yes.

2 SECRETARY SULLIVAN: Chair Berger?

3 CHAIR BERGER: Yes.

4 SECRETARY SULLIVAN: Motion carries.

5 CHAIR BERGER: Thank you. Ladies and Gentlemen,
6 thank you very much for you input tonight, and we'll see you
7 back on June 15th.

8 AGENDA ITEM NO. 4 CONCLUDED AT 9:58 P.M.

9 * * * * *


10

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CERTIFICATION

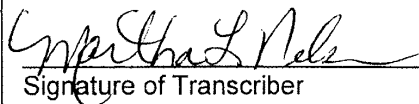
I (WE) CERTIFY THAT THE FOREGOING IS A CORRECT TRANSCRIPT FROM
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100 WEST LEMON
SUITE 103
MONROVIA, CALIFORNIA 91016
(626) 303-1113



Federally Certified Owner

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Signature of Transcriber

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6/1/04
Date

Attachment to May 18, 2004 Transcript

RIVERPARK DEIR

May 18, 2004

WATER

- 1) CLWA lists the number of service connections as 58,221 in 2002 (p.4.8-2) and projects the number of service connections at 107,200 in 2025 (p.4.8-97).
 - a. Is the 2025 figure for water consistent with the population projections as stated in the Population, Housing and Employment section of this DEIR which is at about 450,000 or 145,000 households? How do those figures connect?
 - b. If the population more than doubles in the next 21 years, how can we serve that population without substantially increasing the number of connections and nearly doubling the acre foot demand for water?
- 2) If little historical information exists about the capacity, accessibility and potability of the Saugus Formation, how was the estimate of 1.65 maf achieved? Has this been verified by any other consultants?
- 3) In what ways, and in what areas of the Santa Clara River has the "SWP water significantly increased the flow of surface water and groundwater flows in the Santa Clara Watershed (p.4.8-8) ? Even with SWP return flow and discharges, groundwater is being removed in the underlying alluvium.
- 4) Are you saying that more urbanization and the attendant irrigation recharges groundwater better than no development? (p. 4.8-14)
- 5) If groundwater pumping volumes have not increased due to urbanization, what were the pumping volumes in the 1950s and 1960s as compared to today? (p. 4.8-15)
- 6) Does the capital facilities fee cover the costs of facilities for new development? What percentage of the CIP is developer contribution? (p. 4.8-15)
- 7) Even if desalinized water can be bartered and the cost of treating desalinized water is decreasing, aren't there regulatory hurdles that could further delay access to such water? (p. 4.8-16) Please describe those hurdles, the length of those potential delays and the costs involved.
- 8) The 50,000 AF of guaranteed annual recovery capacity is only available to the extent that other water agencies do not lay claim to it. Isn't that correct? (p. 4.8-17)
- 9) On page 4.8-27, the DEIR states that "all of the data in this report... has been independently reviewed and considered by the City of Santa Clarita prior to use in this analysis." Which city staff members are most familiar with the contents of CLWA's reports as they pertain to the NRMP and the Riverpark Project?
- 10) If the Saugus and Water Reclamation Plants are almost at capacity with not much more room for expansion, where will the water from Riverpark be treated?

(p. 4.8-28)

- 11) Are all of the costs and obstacles for reclaimed water, groundwater banking supplies, water transfers, and desalted water addressed in the UWMP?
- 12) What mandatory conservation programs would the purveyors enact?
- 13) Please explain the transmissivity values stated on p. 4.8-34.
- 14) What explanations exist for drying up of water wells at the headwaters and other east valley locations? What is the plan for restoring those supplies?
- 15) Again, how can perennial yield be estimated for the Saugus Formation when "information on the Aquifer characteristics is limited"? (p. 4.8-39)
- 16) How can new wells be created in the Saugus Aquifer to avoid contaminated water without: (a) drawing the contaminated plume in the direction of the wells; (b) overdrafting water? (p. 4.8-44)
- 17) Who are the reclaimed water users? And who will pay for the construction and maintenance of the necessary facilities? (p. 4.8-54)
- 18) How will reclaimed water be moved to the users? (p. 4.8-56)
- 19) If water transfers rely on the availability of SWP water to the transferring party, how can CLWA accurately estimate a range of available water from transfers?
- 20) What is the potential effect of the recent Feather River agreement on SWP supplies? (p.4.8-66)
- 21) Please describe conservation pricing. (p.4.8-87)
- 22) Please describe the four-stage rationing plan? 9p. 4.8-89)
- 23) Describe impact-type energy dissipaters. (p. 4.8.1-57)

Responses to Diane Trautman, City of Santa Clarita Planning Commissioner, letter dated May 18, 2004

- 1a. As the local water agency charged with preparing the Urban Water Management Plan (UWMP), Castaic Lake Water Agency (CLWA) provided the historic and existing water usage in the Santa Clarita Valley, and described the methodology used to forecast future water demand for the Valley. Water usage consists of residential, commercial, industrial, recreational, agriculture and other uses. Existing land-use data, new housing construction information and population data were also compiled for the Santa Clarita Valley. The information was then compared to historic trends in water service connections and customer water usage to determine the reasonableness of the projected information. In addition, the CLWA considered the effects of weather and conservation on historic water usage.

In order to forecast future water demand through 2025, CLWA utilized both the extrapolation method (based on service connections) and the econometric method (based on land-use analysis) as the most accurate means of forecasting water demand through 2025. This combined forecast took the projected growth in new service connections, accounted for the effects of housing trends, land-use changes, development trends, weather and conservation effects to create an estimated increase in water demand through 2025. Based on that assessment, CLWA considered more than population and water service connection projections when it estimated future water demand.

The 2000 UWMP projected 2,240 new connections per year, which was considered an aggressive amount of growth according to CLWA. The actual growth rate since completion of the UWMP has not exceeded the 2,240 new connections per year projection. In fact, in the past two years, 3,244 new connections have occurred, or 1,600 new connections per year.

- 1b. The number of new water connections will increase as the population and the number of businesses in the service area increases. While not reflected in the water demand estimates provided in the 2000 UWMP and the Riverpark EIR (i.e., water demand rates have been held constant and do not reflect future reductions due to long-term conservation that may occur), water demand per household will likely decrease in the future as the price paid for water increases and as more water conservation-based technologies are introduced in appliances and for landscape irrigation. Additionally, the local water wholesaler and retail purveyors are investing in future water supplies (e.g., purchase of additional Table A contract amounts, participation in the Semitropic Groundwater Bank, recycled water, etc.) in anticipation of projected future demand.

In February 2001, CLWA became a member of the California Urban Water Conservation Council by signing the "Memorandum of Understanding Regarding Urban Water Conservation in California" (MOU). By signing the MOU, CLWA has pledged, on behalf of its service area, to implement a set of water conservation "Best Management Practices." CLWA has a goal of 10 percent conservation overall for the Santa Clarita Valley. More information regarding the Council and water conservation in general is available at www.cuwcc.org. Newhall County Water District also has signed the MOU.

As a result of conjunctive use of SWP supplies, local groundwater and, now, recycled water, the Santa Clarita Valley is prepared to withstand a drought, just as it did during the last major drought (1987-1992).

2. The calculation of 1.65 million acre-feet (AF) in Saugus storage is most recently described in detail in the "2001 Update Report, Hydrogeologic Conditions in the Alluvial and Saugus Formation Aquifer Systems," prepared by Richard C. Slade & Associates, July 2002. Slade has provided the estimated storage amount in the Saugus based on his technical assessment of the Saugus Formation's large area extent and substantial vertical depth. The amount of groundwater in storage in the Saugus Formation was calculated to be approximately 1.41 million AF, using an upper limit of 500 feet below ground surface (bgs) as part of the calculations, as reported by Slade in the original 1988 Report on the Saugus Formation Aquifer System (Slade, 1988 Report). More recent information on the thickness of the alluvium and the degree of potential drawdown interference between adjacent Saugus Formation and alluvial water wells has led Slade to adjust this upper limit from 500 feet bgs to 300 feet bgs. Updated calculations of groundwater in storage indicate a value of approximately 1.65 million AF, an increase of about 18 percent more than the 1.41 million AF calculated in the original Slade 1988 Report. This increase is due almost entirely to raising the upper limit of the depth zone for calculations from 500 feet to 300 feet bgs. A more detailed explanation of the storage estimate can be found in the 2001 Update Report provided in the Riverpark EIR in Appendix 4.8.
3. Since 1980, CLWA has been importing SWP water into the Santa Clarita Valley as a supplemental water supply source for its service area. The SWP water, and other surface water, has added to surface water supplies to the Clara River. This information is confirmed in the Riverpark EIR, at page 4.8-8:

"The sources of surface water in the Santa Clarita Valley include precipitation, irrigation return flows, groundwater discharge, stormwater releases from Castaic Lake and Bouquet Reservoir, and treatment plant discharges to the Santa Clara River from the two existing water reclamation plants (WRPs). Another significant source of surface flow comes from the increased importing of State Water Project (SWP) water supplies by CLWA to its service area.

Since 1980, CLWA has been importing SWP water as a supplemental water source to the retail water purveyors in its service area. The total amount of SWP water delivered to the service area from 1980 through 2002 was 405,062 acre feet.

In order to evaluate historical and projected surface flow to downstream from imported SWP water in Santa Clarita Valley, an updated technical memorandum was prepared by CH₂MHill (February 2001). The objective of the updated technical memorandum was to estimate the historical and projected flow to downstream due to the importation of SWP water by CLWA and the use of that water in the Santa Clarita Valley.

Based on the updated technical memorandum, imported SWP water is used to meet both residential and non-residential interior and exterior water demands. A portion of the imported SWP water finds its way into the Santa Clara River watersheds where it recharges local aquifers and flows downstream to Ventura County. Stream gage data collected at the County line (USGS Gage No. 11108500) from 1953 to 1996 demonstrates a 60 percent increase in average annual flow since the importation of SWP water, even during dry years (the annual flow of 17,596 cubic feet per second (cfs) in 1991, a drought year, exceeds the annual average flow prior to importation of 16,479 cfs). The source of this additional flow in the Santa Clara River watershed includes imported SWP water.

The SWP water used to meet residential and non-residential interior water demands ultimately reaches the local existing WRPs in the Santa Clarita Valley. Historically, the treated water has been discharged to the Santa Clara River, where it contributes significantly to the natural surface water and groundwater flows reaching Ventura County. As discussed below, although a significant portion of the imported water used for irrigation is lost through evapotranspiration to the atmosphere, SWP water has significantly increased the flow of surface water and groundwater flows in the Santa Clara River watershed.

Again, the total amount of SWP water delivered to the service area from 1980 through 2002 was 405,062 acre-feet. Based on the updated technical memorandum, it is estimated that approximately 136,544 acre feet of imported SWP water has been added to the Santa Clara River through return flow and discharges from existing water treatment plants in Santa Clarita Valley. It is estimated that approximately 18,000 AFY enhanced the watershed and flowed downstream to Ventura County in 1999.

In the future, in years when CLWA may take most or all of its full 95,200 AFY allocation of SWP water, CH₂MHill estimates that approximately 22,160 AFY will enhance the watershed and flow to Ventura County (CH₂MHill, 2001). Consequently, similar to other watersheds where water importation has occurred (e.g., Santa Ana River), the flow in the Santa Clara River watershed is, and will continue to be, significantly enhanced by importing SWP water to the watershed. The importing of SWP water, and the use of that water in the CLWA service area, will continue to result in a net benefit in the amount of surface flow into Ventura County."

4. The EIR does not indicate that more urbanization and the attendant irrigation recharges groundwater better than no development. The impact development has on groundwater recharge is dependent on a number of factors many of which are unique to the groundwater basin being addressed. The Riverpark EIR (Appendix 4.8), in describing the effect of urbanization on the Santa Clarita Valley, indicates that:

"Increased urbanization in the Valley has resulted in the irrigation of previously undeveloped lands. The effect of irrigation is to maintain higher soil moisture levels during the summer than would exist if no irrigation were occurring. Consequently, a greater percentage of the fall/winter precipitation recharges groundwater beneath irrigated land parcels than beneath undeveloped land parcels. In addition, urbanization in the Santa Clarita Valley has occurred in part because of the

importation of State Water Project (SWP) water, which began in 1980. SWP water use has increased steadily, reaching nearly 44,500 acre-feet (AF) in 2003. Two-thirds of this water is used outdoors, and a portion of this water eventually infiltrates to groundwater. The other one-third is used indoors and is subsequently routed to local water reclamation plants (WRPs) and then to the Santa Clara River (after treatment). A portion of this water flows downstream out of the basin, and a portion infiltrates to groundwater.

Records show that groundwater levels and the amount of groundwater in storage were similar in both the late 1990s and the early 1980s, despite a significant increase in the urbanized area during these two decades. This long-term stability of groundwater levels is attributed in part to the significant volume of natural recharge that occurs in the streambeds, which do not contain paved, urban land areas. On a long-term historical basis, groundwater pumping volumes have not increased due to urbanization, compared with pumping volumes during the 1950s and 1960s when water was used primarily for agriculture. Also, the importation of SWP water is another process that contributes to recharge in the Valley. In summary, urbanization has been accompanied by long-term stability in pumping and groundwater levels, plus the addition of imported SWP water to the Valley, which together have not reduced recharge to groundwater, nor depleted the amount of groundwater that is in storage within the Valley."

5. A comparison between past and present groundwater withdrawals from the Alluvial and Saugus Aquifers is presented in the UWMP (see UWMP, Appendix C, pages 2 through 6 and Figures 4, 5, 8.1-8.7 and 9.1-9.4). Between 1947 and 1999 (inclusive), groundwater extractions from the Alluvial Aquifer ranged from a high of 42,589 AF in 1999 to a low of 19,380 AF in 1983. During this period, annual groundwater production has exceeded 40,000 AF/year a total of five times: 1951 (41,315 AF); 1955 (41,478 AF); 1960 (42,003 AF); 1964 (40,314 AF); and 1999 (42,589 AF). Given the lack of any negative effects of pumping 38,100 AF in 2002, the aquifer supported pumping at a slightly higher capacity than what is being used for water supply planning, which indicates that the dry year range of Alluvial water supply (i.e., 30,000-35,000 AF) may be conservative.

Between 1954 and 1999 (inclusive), maximum groundwater extractions from the Saugus Formation was 14,915 in 1991, which was near the end of the 1986 – 1992 drought. From 1980 and 1999, a period of greater development in the region, the average Saugus Formation production has been approximately 7,145 AF. Pumping from Saugus wells has been reduced over the last five to eight years, compared to the preceding four years, because sufficient supplies have been available from other sources—groundwater from the Alluvium and imported SWP water—to meet total water demands. The higher past groundwater extractions (pumping) from the Saugus Formation that occurred in the early 1990s was at or near the end the 1987-1992 drought, which is consistent with the purveyors' intended increased use of the Saugus Formation as a dry year supply.

6. The capital facility fee covers the cost of all growth related facilities. In fact, CLWA was the first wholesale water agency in California to obtain legislative authority to collect capital facility fees. CLWA's Board of Directors wanted to ensure that existing users did not fund growth-related

facilities. Years after CLWA took its own action, AB 1600 was passed, which mandated that all agencies charge for growth. CLWA was a pioneer in assuring that growth paid its way.

As background, the existing users' share of the CIP has been funded with the 1 percent property tax. The water rate does not pay for the CIP. At the time of the last CIP update, the split in costs between existing users and future users was 26 percent existing versus 74 percent future.

7. Desalinated water would not be provided directly to the Santa Clarita Valley, which would be cost-prohibitive, but would instead be obtained via a water exchange with another water agency in a coastal location that had access to supplies from a desalination facility. Regulatory hurdles to the use of desalinated water primarily include the process required to gain operation permits for the treatment facilities from the various applicable agencies (including the studies needed to support the environmental documents that are needed to comply with CEQA). The other, and perhaps more significant, hurdle is the possibility of legal challenges by outside parties, which could delay construction of approved facilities. The corresponding costs associated with such litigation, combined with the delay, can substantially increase costs associated with this water supply.

However, technology in this area is improving and costs associated with desalinization are becoming more cost effective. Therefore, regardless of the process and legal delays, this water source is becoming more practical and is expected to be utilized in the future. For those reasons, this water source is considered an option for enhancing water supplies over the long-term (i.e., the next 20-year horizon).

8. The 50,000 AF refers to CLWA's actual banked water in the Semitropic groundwater bank, not to "annual recovery capacity." Subject to demands by other Semitropic banking participants, the water CLWA has placed in the existing Semitropic groundwater bank can be withdrawn all in one year or in varying quantities over multiple years as needed by CLWA. Withdrawals from CLWA's account will be coordinated with those requested by other participants in the banking program (which include the Metropolitan Water District and Santa Clara Valley Water District, among others). CLWA must withdraw all water it placed in the bank within ten years, which demonstrates the short-term nature of the program, and that it is intended for existing water users.
9. Impact Sciences' team of environmental experts, who was hired by the City of Santa Clarita City Council, to independently prepare the EIR and review all of the submitted associated documents related to the Riverpark project are familiar with the CLWA reports and the NRMP. In addition to

Impact Sciences' team of environmental experts, the City Planning staff and City Attorney's office have reviewed and are familiar with the contents of CLWA's reports and the NRMP.

10. As stated in the EIR, the wastewater generated by the Riverpark project will be treated at the combined Saugus and Valencia Water Reclamation Plants. Treatment capacity is adequate to meet the needs of the project without significant impacts.

The SCVJSS has a combined permitted treatment capacity of 19.1 million gallons per day (mgd) and treated an average of 18.3 mgd¹ and room for expansion does exist. The project site is entirely within the service area of the Saugus WRP (District 26).

The rate at which connections are made—and revenues accumulate—drives the rate at which periodic expansions of the system will be designed and built. However, it should be noted that connection permits are not issued if there is not sufficient capacity. Therefore, the expansion of district facilities may be immediate if adequate capacity does not exist to serve new users, or the expansion may occur in the future if it is determined that there is adequate capacity to serve new users, but inadequate capacity to serve future development within the tributary area(s) of the affected collection/treatment facilities, thereby necessitating future system expansions. In the latter case, the connection fees paid by new users are deposited into a restricted Capital Improvement Fund (CIF) used solely to capitalize the future expansion of affected system facilities. The cyclical process of building phased expansions and collecting connection fees can continue to accommodate demand. The only restriction would be if the districts run out of land. Existing facilities can be expanded to handle a daily capacity of 34.1 mgd, which is sufficient to meet demand up until 2015. The district does not expect to exceed a daily capacity of 34.1 mgd because connection permits will not be issued that would exceed this amount.

The CSDLAC has prepared a Facilities Plan, with a horizon year of 2015, for the Santa Clarita Valley Joint Sewerage System and a Draft EIR. The Facilities Plan estimates future wastewater generation for the probable future service area of County Sanitation Districts 26 and 32 in order to anticipate future treatment capacity and wastewater conveyance needs. According to CSDLAC estimates, total flows projected from the Santa Clarita Valley in 2015, exclusive of Newhall Ranch, which has its own water reclamation plant, would be 34.1 mgd. This projection is based upon SCAG 1996 population projections exclusive of Newhall Ranch. As a result of this finding, CSDLAC proposed to

¹ This statement is based on written correspondence from the County Sanitation Districts of Los Angeles County, dated November 4, 2003.

incrementally expand the treatment facilities to meet future needs in two expansions to a total of 34.1 mgd.² This two-phase expansion plan, which would increase treatment capacity by approximately 15 mgd, was recently approved. The first phase, scheduled for completion in mid-2003, would expand treatment capacity by approximately 9 mgd, or approximately a 47 percent increase over existing capacity. This expansion, when complete, will meet the expected wastewater treatment demand through 2010. The second-phase, scheduled to be complete by 2010, would increase treatment capacity an additional 6 mgd.

11. The costs and obstacles for reclaimed water, groundwater banking supplies, water transfers, and desalinated water are addressed, in part, in the UWMP and the various Water Reports issued by CLWA and the retailers. They are also listed in CLWA's Capital Improvement Program and annual budgets. These costs and obstacles also would be addressed further in the environmental and supporting documentation provided at the time specific programs are considered for adoption and implementation (e.g., CLWA's Recycled Water Master Plan, environmental documents, and CLWA/Semitropic Groundwater Bank environmental documents, etc.).
12. There are no mandatory water conservation requirements in California. The Uniform Plumbing Code was changed in 1992 to require installation of ultra low flush toilets and low-flow showerheads in all new construction, so water savings automatically occur due to these code requirements. In February 2001, CLWA became a member of the California Urban Water Conservation Council by signing the "Memorandum of Understanding Regarding Urban Water Conservation in California" (MOU). Over 300 water agencies, representing about 80 percent of the urban water supply delivered in California, have signed the MOU. More information regarding the Council and water conservation in general is available at <http://www.cuwcc.org/>. By signing the MOU, CLWA has pledged, on behalf of its wholesale service area, to implement a set of cost-effective water conservation "Best Management Practices" (BMPs). CLWA has a goal of 10 percent conservation overall for the Santa Clarita Valley. Newhall County Water District has also signed the MOU. A detailed discussion regarding the types of BMPs and other water demand management measures that would be enacted in times of drought is presented in Chapter 5 of the UWMP. Such measures would include, but are not limited to: residential plumbing retrofit; system water audits, lead detection, and repair; metering with commodity rates for all new connections and retrofit of existing connections; large landscape conservation programs and incentives; and high efficiency washing machine rebate programs.

² Ibid.

13. Transmissivity, an important aquifer parameter, is a measure of the ability of an aquifer to transmit water to a pumping well, or to accept water from an injection well; it is expressed in units of gallons per day per foot of aquifer width (gpd/foot).
14. The relatively shallow depth of the Alluvial Aquifer at the east end of the basin results in more fluctuating groundwater levels in reaction to local precipitation amounts. As indicated by CLWA at a previous Planning Commission hearing, fluctuations in groundwater are more dramatic at the east end of the Valley. In dry years, groundwater levels in this portion of the alluvium go down. In wet years, this portion of the aquifer recovers.

Pumping over the last 30 years has been coordinated among the purveyors, and along with the importation of SWP water, ensures that no overdraft occurs. CLWA and the other purveyors are signatories to the Memorandum of Understanding (MOU) with United Water Conservation District; the MOU commits CLWA and the purveyors to integrated monitoring to ensure against over pumping; the MOU also commits CLWA and the purveyors to development of a calibrated numerical groundwater flow model that will be used to determine yields of the Alluvium under different future water resource scenarios. Future pumping is intended to be maintained within those yields. Finally, the draft CLWA Groundwater Management Plan has provisions to avoid overdraft (i.e., "overpumping") of all local groundwater.

15. Please see response to question #2 above.
16. Initially, additional wells are planned to be located generally west of Interstate 5 and south of the Santa Clara River.

The new wells are not expected to affect the spread of perchlorate in the Saugus, primarily due to the distance from the impacted site, and also due to the planned intermittent nature of pumping. Further, the control and pumping of perchlorate-impacted groundwater near the contaminated site is intended to limit the extent of migration from the impacted site.

As summarized in the UWMP, pumpage as high as 35,000 AF is planned for few and infrequent years from the Saugus Formation. When pumped at that rate, there is expected to be a short-term impact on Saugus groundwater levels, which is expected to fully recover in subsequent years of reduced pumping, such that there is no long-term detrimental effect on the Saugus Formation. Also, this pumping rate is insignificant relative to the large quantity of water in storage (i.e., 1.65 million AF).

Based on an analysis of potential pumping requirements through a range of wet and dry years, plus consideration of previously documented recharge potential, all as presented in the UWMP, CLWA and the retail purveyors collectively concluded (on the basis of work by expert consultants) that variable pumping from the Saugus at the rates noted in the UWMP and in the 2003 Water Report could be accomplished without overdrafting the Saugus.

17. The reclaimed water will be sold to the individual purveyors. There are two current users; Westridge Country Club and some common area users. This use is in the Valencia Water Company service area. CLWA has paid for and constructed the facilities to the water meter. The purveyor reads and maintains the meter. Reclaimed water is treated as just another water source under CLWA's Capital Improvement Program.³
18. Recycled water will be conveyed to users primarily in the western Santa Clarita Valley, due to the locations of wastewater treatment plants, through delivery infrastructure constructed specifically for that purpose as the program is expanded over time. Planning for such infrastructure is included in CLWA's Capital Improvement Program.
19. Transfers of SWP Table A Amounts are subject to the reliability of the SWP. An example is CLWA's purchase of 41,000 AFY of additional Table A Amounts from the Kern County Water Agency in 1999. Such water transfers are purchased on a permanent basis and the amount of water that reliably can be available from the transfer purchase is estimated using information and modeling adopted by the state Department of Water Resources (DWR). Other water transfer opportunities not related to the SWP exist in California and could be entered into by CLWA and the transferring entity. Such water transfers could have greater reliability than those relying on the SWP. Potential new water supplies are described in CLWA's Water Supply Reliability Plan (2003).
20. Staff is not familiar with the Feather River Agreement and cannot, therefore, respond further to this question.
21. In summary, conservation pricing refers to a water rate that encourages customers to conserve water. The CUWCC Urban Memorandum of Understanding (MOU) contains a Conservation Pricing Best Management Practice (BMP). Several types of rate structures are included in this BMP. CLWA and the retail purveyors currently all use one or more of these acceptable rates.

³ This information is based on a memorandum prepared by Reiter Lowry Consultants, dated June 16, 2004.

22. The four retail purveyors have agreed on a four-stage demand reduction plan. As indicated in the UWMP, starting on page 6-3:

"The plan includes voluntary and mandatory stages, as shown in Table 6-1.

Table 6-1
Rationing Stages and Reduction Goals

<i>Deficiency</i>	<i>Stage</i>	<i>Demand Reduction Goal</i>	<i>Type Program</i>
Up to 15%	Stage 1	15% reduction	Voluntary
15-25%	Stage 2	25% reduction	Mandatory
25-35%	Stage 3	35% reduction	Mandatory
35-50%	Stage 4	50%+ reduction	Mandatory

Priorities for use of available water, based on Chapter 3 of the California Water Code, are:

- *HEALTH & SAFETY – Interior residential, sanitation and fire protection.*
- *COMMERCIAL, INDUSTRIAL & GOVERNMENTAL – Maintain jobs & economic base.*
- *EXISTING LANDSCAPING – Especially trees and shrubs.*
- *NEW DEMAND – Projects with permits when shortage declared.*

Water quantity calculations used to determine the interior household gallons per capita per day (gpcd) requirements for health and safety are provided in Table 6-2.

Table 6-2
Per Capita Health & Safety Water Quantity Calculations

	<i>Non-Conserving Fixtures</i>	<i>Habit Changes</i>	<i>Conserving Fixtures</i>
Toilets	5 flushes x 5.5 gpf = 27.5	3 flushes x 5.5 gpf = 16.5	5 flushes x 1.6 gpf = 8.0
Shower	5 min x 4.0 gpm = 20.0	4 min x 3.0 gpm = 12.0	5 min x 2.0 gpm = 10.0
Washer	12.5 gpcd(1/3 load) = 12.5	11.5 gpcd(1/3 load) = 11.5	11.5 gpcd(1/3 load) = 11.5
Kitchen	4 gpcd 4.0	4 gpcd = 4.0	4 gpcd = 4.0
Other	4 gpcd 4.0	4 gpcd = 4.0	4 gpcd = 4.0
Total	gpcd 68.0	Total gpcd 48.0	Total gpcd 37.5
CCF per capita per year	33	23	18

The Stage 2, 3, and 4 health & safety allotments are 68 gpcd (33 CCF per person per year, equating 11,043 AFY) (per the Water Code).

A. Supply Shortage Triggering Levels

To minimize the social and economic impact of water shortages, the agencies will manage water supplies prudently. The Plan is designed to provide a minimum 50 percent of normal supply during a severe or extended water shortage.

Demand reduction stages may be triggered by a shortage in any one of the water sources in the Santa Clarita Valley or by shortages in a combination of supplies. The guidelines for triggering the stages are listed in Table 6-3. However, circumstances may arise where the purveyors may deviate from these guidelines, such as in a case where the Governor instituted a statewide rationing program.

Table 6-3
Water Deficiency Triggering Levels

<i>Stage</i>	<i>Percent Shortage</i>
<i>Stage 1</i>	<i>Up to 15 percent water deficiency</i>
<i>Stage 2</i>	<i>15 to 25 percent water deficiency</i>
<i>Stage 3</i>	<i>25 to 35 percent water deficiency</i>
<i>Stage 4</i>	<i>35 to 50+ percent water deficiency</i>

B. Consumption Limits

The local water agencies have agreed on the following allocation method for each customer type:

<i>Single Family</i>	<i>Hybrid of Per-capita and Percentage Reduction</i>
<i>Multi Family</i>	<i>Hybrid of Per-capita and Percentage Reduction</i>
<i>Commercial</i>	<i>Percentage Reduction</i>
<i>Industrial</i>	<i>Percentage Reduction</i>
<i>Governmental</i>	<i>Percentage Reduction</i>
<i>Recreational</i>	<i>Percentage Reduction</i>
<i>Irrigation</i>	<i>Percentage Reduction</i>

The specific percentage reductions at each stage and for each customer class correspond to the figures listed in Table 6-3. In a drought situation, individual customer allotments will be based on a normal year consumption table. The water agencies will classify each customer and calculate each customer's allotment according to Table 6-3. Each customer will be notified of its classification and allotment by mail before the implementation of a mandatory program. New customers and connections will be notified at the time service commences if a mandatory program is in effect. Any customer may appeal its classification on the basis of use or the allotment on the basis of incorrect calculation.

In a disaster, prior notice of allotment may not be possible. Notice will be provided by the most efficient means available, if necessary, through the terms of the Agency's Emergency Response Plan."

23. Energy dissipaters are structures built in drainage courses or outlets to slow water down, and to reduce its velocity, energy, or force.

COPY

CITY OF SANTA CLARITA
PLANNING COMMISSION

IN THE MATTER OF .
AGENDA ITEM NO. 3 .
RIVERPARK PROJECT .
(MASTER CASE NO. 02-175, .
VESTING TENTATIVE TRACT MAP .
53425, GENERAL PLAN AMENDMENT .
02-002, ZONE CHANGE 02-002, .
OAK TREE PERMIT 02-025 .
CONDITIONAL USE PERMIT 02-009, .
HILLSIDE REVIEW 02-003, & .
ADJUSTMENT 02-010) .
ENVIRONMENTAL IMPACT REPORT .
SCH#2001091081 .
.

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA

TUESDAY, JUNE 15, 2004

HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORT: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by a monitored electronic sound recording,
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APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER
COMMISSION VICE CHAIR: DIANE TRAUTMAN
COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN
PLANNING MANAGER: VINCE BERTONI
ASSOCIATE PLANNER: JEFF HOGAN
CITY ATTORNEY: FRED WOHLBERG

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
KAREN PEARSON, SIERRA CLUB
LYNNE SNEAD
DAVID LUTNESS
JOHN STEFFEN
JOHN GONZALEZ
LYNNE PLANBECK, S.C.O.R.E.
CAM NOLTEMEYER
ERIC JAKEMAN
HENRY SCHULTZ, SIERRA CLUB
STACEY KELLEHER
MELANIE WINTER

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(626) 303-1113

1 SANTA CLARITA, CALIFORNIA, TUESDAY, JUNE 15, 2004

2 PROCEEDINGS IN PROCESS AT 8:23 P.M.

3 AGENDA ITEM NO. 3 BEGINS

4 CHAIR BERGER: Welcome back, Ladies and Gentlemen.

5 We'll continue. First off we'd like to -- I'd like to
6 introduce Lisa Hardy who has an introduction she'd like to
7 make.

8 MS. HARDY: Thank you, Chair Berger. About four
9 weeks ago the Planning Division brought on two new associate
10 planners onto our planning team and they're here tonight, and
11 they're sitting here in our front row, Heather Warner and Jason
12 McKillian (phonetic). And I'll just give you a brief
13 introduction on, on each.

14 Jason McKillian came to, to our state in the City of
15 Downey where he worked there for ten years. His first five
16 years there he worked for redevelopment, and his last five years
17 were in planning. He was born and raised in Wisconsin and came
18 to California to attend Cal State Poly where he has a degree in
19 Urban Planning. So he's now with us. He'll be overseeing the
20 Golden Valley Ranch Project implementation, sign compliance
21 implementation and a number of other very complex development
22 projects in the City.

23 As for Heather, Heather Warner comes to us from the
24 City of Oxnard where she was working for a year as an Associate
25 Planner. Prior to that time she was with the City of Brea for

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1 four years and she moved up the ranks from Intern to Assistant
2 Planner. She's also worked in Paso Robles and City of Pomona.
3 And she also has a degree from Cal State Poly. And Heather is
4 going to be overseeing the preparation of a number of
5 environmental impacts reports for development projects proposed
6 in the City. One of those is the EIR for the Keystone
7 Development Project proposed by Synergy. And she'll also be
8 part of the One Valley One Vision, Joint Valley General Plan
9 team. So welcome, Heather and Jason.

10 CHAIR BERGER: Great. Well, we wish you both the
11 best of luck and look forward to working with you.

12 MR. MCKILLIAN: Thank you.

13 CHAIR BERGER: Thank you. Okay.

14 What we'll do is we'll step up to the next item,
15 introduce Mr. Jeff Hogan.

16 MR. HOGAN: Good evening, Chair and Members of the
17 Planning Commission. I'm Jeff Hogan, Associate Planner with
18 the Planning Division. The item before you tonight is the
19 Riverpark Project. It's the fifth public hearing for the
20 project.

21 The Planning Commission last, last heard the project
22 back in May 18th of 2004. The primary purpose of that meeting
23 was to receive all the Planning Commissions outstanding issues,
24 questions related to the project.

25 The purpose of tonight's meeting is to respond to

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1 those questions, or at least a portion of those questions,
2 related to traffic, noise, parks and cultural resources, in
3 addition to giving the Planning Commission a quick overview of
4 the staff report and have staff clarify any of those responses
5 or answer any follow up questions the Planning Commission may
6 have.

7 Tonight we have Ian Perry from the City's Traffic
8 Division here. Terry Austin who conducted the, the traffic
9 study for the EIR. We have Jim Jordan from Engineering
10 Division. And we have Wayne Smith, Wayne Smith from the -- the
11 City's Oak Tree Consultant here.

12 And at the end of my presentation and prior to the
13 recommendation Vince Bertoni's going to briefly go over the
14 cultural resources, and also go over briefly the water speakers
15 for the next meeting.

16 Future meetings. Staff is anticipating responding to
17 the Planning Commission's question related to water at the June
18 29th, 2004 Planning Commission meeting and responding to
19 questions related to air quality, biology and flood plain at
20 the July 20th, 2004 meeting. Staff will also be providing the
21 Planning Commission with responses to the DEIR comments at the
22 first meeting in September. So staff is anticipating having
23 final recommendation to the City Council sometime in October,
24 and then hopefully some sort of final action from the City
25 Council early next year for the project.

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1 The Planning Commission requested the results of the
2 noise analysis that were discussed at the April 29th meeting.
3 The results determined that the traffic study -- or the traffic
4 related noise impacts expected to occur on the residential
5 outdoor areas in the Riverpark Project are similar to those
6 that are currently happening throughout the City along major
7 roadways. The, the Riverpark, the Riverpark Project however
8 would meet the City's noise guidelines for both single-family
9 and multi-family indoor areas. And Susan Tebo who did the EIR
10 for the project is here to answer any questions. Next.

11 The Planning Commission also had several questions
12 related to traffic and staff's responded to those questions in
13 the staff report. And among some of those questions that were
14 asked, what, what, what are the benefits associated with the
15 Cross-Valley Connector which runs through the -- which will run
16 from the -- through the City from Interstate 5 to State Route
17 14. Just to note a couple of the benefits, vehicle trips on
18 Soledad will be reduced from fifty-seven thousand vehicle trips
19 to thirty-six thousand trips a day. The reduction of vehicle
20 trips on Soledad also leads to improve intersection operation
21 at effected intersections.

22 Another question posed was whether this portion of
23 the Cross-Valley Connector will happen without the Riverpark
24 Project. The short answer is yes. It's currently one of the
25 City Council's priorities is to get the Cross-Valley Connector

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1 built, including this portion of the roadway. Approval of the
2 project would reduce the costs associated with this segment
3 approximately fifty percent or twenty-five million dollars as
4 shown in the table of your staff report that you've seen.

5 Several questions were also posed concerning Santa
6 Clarita Parkway. The Planning Commission requested information
7 on impacts if Santa Clarita Parkway was eliminated all
8 together. Eliminating Santa Clarita Parkway altogether which
9 was analyzed in the traffic study shows significant impacts to
10 several intersections and roadways such as Newhall Ranch Road
11 and Bouquet Canyon Road.

12 The Planning Commission also inquired about the
13 effects of downgrading Santa Clarita Parkway to a secondary
14 four lane roadway rather than the six lane roadway that's
15 currently shown on the circulation element in the General Plan.
16 The traffic study shows that the downgrade would have similar
17 results to the six lane roadway as required in the circulation
18 element.

19 Parks. Staff has provided in the Planning
20 Commission's packet per your request (inaudible) breaking down
21 the Riverpark's open space, park and trail (inaudible) and
22 enhanced trail exhibits showing how Riverpark's trails work
23 internally and where they will connect on the offset trails.
24 Information on the Quimby ordinance and information on the
25 Parks Commission's recommendation on the changes to the park

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1 site. Again, we have the active park right here.

2 The Parks Commission had several concerns with the
3 previous park plan. The Parks Commission held two meeting
4 including a site tour of the proposed project over the past
5 five months to work out other concerns. As part of the whole
6 process the applicant worked with the Parks Commission and
7 staff to address all of those concerns.

8 One of the major concerns the Parks Commission had
9 with the original park design was the active park parcel is
10 narrow in shape and was bisected by a drainage way which caused
11 the active park to be -- to consist of two separate areas.
12 This, this wasn't very functional.

13 So the applicant and staff worked together to revise
14 the, the park plan to move the drainage to the west of the
15 active park and also to widen and shorten, shorten it right
16 here so you have more of a functional area right here.

17 As part of the relocation of the drainage this leaded
18 into the Planning Commission's requesting information related
19 to shifting the drainage and subsequent impacts on the habitat.
20 Real quickly, going to the drainage exhibit, just a note to the
21 Planning Commission, the original proposal also includes the
22 relocation of the drainage through the active portion of the
23 park. And as shown in these pictures you can see that the
24 drainage has significantly been disturbed and is not of high
25 habitat value. Thus the Parks Commission recommendation to

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1 relocate this drainage course through the active park is not
2 considered detrimental.

3 Going back to the park site real quickly here, some
4 of the other concerns the Parks Commission had with the
5 previous plan was the potential safety problems as a result of
6 the lack of street frontage along the south -- let's see here,
7 along the southwestern area here, and the accessibility to the
8 park. To address the Parks Commission's concerns five homes
9 were relocated to the other side of the street to provide an
10 additional three hundred feet of additional street frontage.
11 In addition they adjusted the southern grade of the active park
12 to be able to provide emergency pedestrian access and vehicle
13 access to the active park from the street. The previous plan
14 included a significant slope adjacent to the street which would
15 prevent pedestrian and emergency vehicle access.

16 However, as a result of adjusting the southern grade
17 of the active park it required the relocation of the two oak
18 trees in blue. The Parks Commission was concerned with moving
19 the trees and had directed staff to leaving the trees as is and
20 utilizing retaining walls. But after researching that they
21 found that it created a bowl like effect around the trees which
22 gave the trees a low survival rate.

23 This -- although the Parks Commission was concerned
24 with moving the trees their priority was safety and insuring
25 that adequate visibility and access to and from the park and

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1 recommended the southern grade change remain and relocate the
2 trees elsewhere within the park.

3 I'm going to turn it over to Vince Bertoni right now
4 to go over the cultural reports and water speakers.

5 MR. BERTONI: And real briefly, we just want to get
6 kind of confirmation and direction from the Planning Commission
7 on, on, first off on the water specialists to come speak. At,
8 at previous meetings you asked staff to bring back someone who
9 was a non-elected, non-biased water professional just to
10 discuss the State water supply and also discuss conjunctive use
11 and, and storage of water.

12 The staff contacted Katherine Kelly from the State
13 Department of Water Resources, and that's the agency that's
14 charged with the operation of the State Water Project. So we
15 have contacted her. She has agreed to come and speak at the
16 future meeting.

17 Commissioner Trautman also asked that someone else
18 come and speak, and that was Jonas Minton (phonetic) who
19 formally worked, I believe, with the Department of Water
20 Resources but now works with the Planning and Conservation
21 League which is a non-profit environmental and conservation
22 organization.

23 So what we're asking for is we already have Mr. Kelly
24 confirmed to come speak at I believe that's the June 29th
25 meeting where she's confirmed to speak. Also, we'd have to

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1 invite Jonas Minton down to see if, if Jonas was available also
2 to speak in that meeting. I just wanted to get -- we'd like to
3 get confirmation from the, the Commission tonight if, if they
4 would like us to have both, one of those speakers, both of
5 those speakers.

6 The second issue is, is regarding cultural resources,
7 and I know there was a meeting that I was not at where there
8 was some discussion about having some kind of pure review of,
9 of the other reports, the cultural resources reports, and I'd
10 like to get some clarification from the Commission on that.
11 I've read through the Phase I Survey, the Phase II Surveys,
12 they -- the summary of them and the environmental impact
13 reports. I've read the appendices that you -- that, that --
14 how they've been summarized in the EIR.

15 And I guess I need to get a better understanding of
16 what the Commission's looking for if we're going to bring in
17 another professional, another archeologist on there. The
18 reason being is there's really four sites that, that were
19 identified in the EIR. Two of those sites were, were
20 recommended to be really declassified as archeological sites
21 because they only had I think one artifact in, in each of those
22 two sites. There's two other -- there was original a, a third
23 site which was broken into a second site, and both of those
24 sites were studied and determined that they were really given
25 amongst the highest level of importance under CEQA for a site,

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1 you know.

2 And they did a Phase I Survey, a Phase II Survey, and
3 that's -- the Phase I's where you, you do literature search,
4 walk the site. Phase II is where you do limited excavation of
5 the site, it's very targeted. But the archeologist that went
6 through used very established methods and came to the
7 conclusion that these are both important sites.

8 So if we're trying to afford the sites any more
9 protection I don't know what more protection -- I don't know
10 how you get there any other way by saying they're very
11 important sites. The two sites are treated differently in, in,
12 in recommendations.

13 One of them is recommended just to be completely
14 avoided which is the most preferential method to do that under
15 CEQA.

16 The other site is recommended for a Phase III which
17 is -- Phase III archeology is, is made -- be, be -- it's like
18 salvage. It's what you -- it's what -- where someone goes in
19 and actually goes through and actually digs up -- digs the
20 entire site, collects -- clearly identifies the artifacts,
21 records where they're found, how they're found and, and
22 catalogs them and stores them in a proper storage area so you
23 actually remove the, the artifacts from the site. It's really
24 more of a policy decision to see whether you're going to
25 preserve them onsite or it goes through the Phase III data

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1 collection.

2 So what I'm kind of looking for direction was if
3 we're going to have another archeologist come in I'm not quite
4 sure what the purpose would be if they're going to also say
5 it's just as important and then we're back to the same policy
6 question. So maybe I think what the Commission really may want
7 is more of a discussion of the policy question of do you
8 preserve onsite or do you bring in -- or you do the Phase III
9 excavation and, and what's the difference between the two
10 rather than kind of going through the whole archeological
11 studies again.

12 CHAIR BERGER: Do you want us to answer those two
13 questions for those two right now?

14 MR. BERTONI: Well, tonight. You don't have to -- I
15 mean, either, either you can do it now or as part of your
16 discussion later when you want to -- because as, as, as Jeff
17 Hogan mentioned this is just in one in a many series of
18 meetings. But I would like to have, I would like to have both
19 of those questions answered tonight. If you want to go into
20 public comment and discussion later then we can come to it
21 later, but I just wanted to, to put that out there for the
22 Commission's thoughts.

23 CHAIR BERGER: Vince?

24 MR. BERTONI: Because before we begin tonight I, I do
25 -- would like to have a discussion.

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1 CHAIR BERGER: What's the consensus of the
2 Commission? You want to talk about that now or do you want to
3 wait 'til we hear the public?

4 COMMISSIONER OSTROM: Well, I'd, I'd like to go
5 through the whole process, get some public input --

6 COMMISSIONER BURKHART: I think so too.

7 COMMISSIONER OSTROM: -- and discuss it during the
8 discussion.

9 COMMISSIONER BURKHART: Hear, hear the public.

10 VICE CHAIR TRAUTMAN: All right.

11 CHAIR BERGER: Okay. Then if we can just go back to
12 that same slide at the end and we can -- so we don't forget, so
13 we get right back on that.

14 MR. HOGAN: Thanks.

15 MR. BERTONI: Before we get to the --

16 CHAIR BERGER: Sure.

17 MR. BERTONI: -- recommendation, Chair, I'd like to
18 Fred Wohlenberg to quickly brief you on the Quimby ordinance.
19 There's a couple of clarifications in the staff report that
20 he'd like to talk to you about.

21 MR. WOHLBERG: Right. There, excuse me, there have
22 been some questions before about what level of, of park
23 requirement we could get under the Quimby Act. The general
24 rule is three acres per thousand residents is the, is the ratio
25 that we can require. Then there's -- there can be some

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1 additional space but what it requires is that the City have
2 already more than three acres per thousand residence. And if
3 you have more than three acres per thousand residence you can
4 require new development to meet the same standard of what you
5 already have. So if we have three point five acres we could
6 require three point five in a new development. There's a cap
7 on that of a maximum of five acres per thousand residents.

8 So there was some confusion I think amongst, amongst
9 perhaps the Commission and staff about where that five acres.
10 And what it is, it just functions as a cap. And the Quimby Act
11 allows you to go beyond three if you already have more than
12 three. My understanding is we don't -- the, the City doesn't
13 have a ratio above three so it's not a, it's not an important
14 issue here.

15 CHAIR BERGER: Thank you, Mr. Wohlenberg.

16 MR. HOGAN: Just end the presentation with the
17 recommendation that you provide staff with outstanding issues
18 and provide confirmation to staff on the water specialists for
19 the June 29th, 2004 special Planning Commission meeting and
20 continue the public hearing to the June 29th, 2004 meeting.

21 CHAIR BERGER: Thank you, Mr. Hogan.

22 Before we ask staff questions I, I just want to kind
23 of confirm with the Commission here what we're doing tonight,
24 and I think it's important.

25 And when you have a product -- a project like this it

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1 goes out six, eight, nine months. This is going to be one time
2 tonight that we are going to talk about cultural resources,
3 traffic, noise, and parks. And it's not necessarily the last
4 time but it won't be on our agenda again. So what we want to
5 do tonight is ask as many questions, get as much as we can from
6 all of our resources tonight on these issues, these four issues
7 here. And then -- and, and if we need more feedback from them
8 maybe they'll come back at another time, but they'll be kind of
9 put in the background once they go through tonight, and I don't
10 want people to think that it's going to come back again.
11 Sometimes we want to ask questions and we say we'll get it
12 later, but it's time.

13 With that, the next thing we can address just while
14 it's fresh is the, the two issues of the water people before we
15 get in to it. There was a question that was brought, do, do we
16 want one water person or two, to bring up two. I'll start the
17 conversation with you this evening.

18 VICE CHAIR TRAUTMAN: I, I would appreciate having
19 the perspective of Jonas Minton. He's retired from the
20 Department of Water Resources, he was there for twenty years.
21 He works for Planning and Conversation League right now. But I
22 think he can bring a different perspective and I think it would
23 be a good balance to have him and the lady from the State Water
24 Project, Ms. Kelly.

25 CHAIR BERGER: Okay.

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1 COMMISSIONER OSTROM: I, I -- well, we're going to
2 talk about whether we're going to have one or two. Actually, I
3 would just -- if we're going to have any I, I, I was still
4 wondering what the issue was. But I think we kind of agreed
5 we'd have one, one speaker, unless there's a real compelling
6 reason to have more than one. That's -- and that's --

7 CHAIR BERGER: Tim?

8 COMMISSIONER BURKHART: I'm, I'm not interested in a
9 debate. I mean, I'm interested in having a qualified person,
10 you know, give us a little bit further insight so that we can
11 say we went the extra mile in, in looking at the water issue.
12 If we're simply looking for a different perspective in order to
13 engage a debate that's, that's not what I'm looking for.

14 CHAIR BERGER: Okay. Rick?

15 COMMISSIONER WINSMAN: I concur. I think that the
16 Department of Water Resources does have some nexus with this
17 particular project, but outside that I, I can't see the nexus
18 that Mr. Minton would have with this particular project. So I,
19 I would be extremely interested to hear what Kathleen Kelly has
20 to say, but that would be the extent of it.

21 CHAIR BERGER: Okay.

22 VICE CHAIR TRAUTMAN: Mr. Chair?

23 CHAIR BERGER: Sure.

24 VICE CHAIR TRAUTMAN: I would like to remind the
25 Commissioners that we did hear from Ms. Kelly before. We have

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1 heard from her in the study session that we had on water. She
2 was there along with representatives from Castaic Lake Water
3 Agency and the hydrologists. What we have not heard from, and
4 if we're talking about doing our best effort to get balanced
5 opinion, and I'm not talking about an open debate, then we
6 would invite someone who has maybe a slightly different
7 perspective. Department of Water Resources does have a nexus
8 because they are -- they establish the State Water Project. So
9 I think that if we're really interested in saying that we have
10 put -- we have offered balanced perspective on State Water
11 Project water and water conservation and watershed storage then
12 we would ask someone who has a different perspective, and that
13 would be Mr. Minton. And that's what I would recommend.

14 CHAIR BERGER: Commissioner Winsman?

15 COMMISSIONER WINSMAN: Yes. I, I think it's
16 interesting to note that during Mr. Minton's term with the
17 Department of Water Resources as their, as their Director,
18 Deputy Director, he proposed a program that would totally
19 revamp the department. And with the change of administration
20 and his departure his plan was promptly shelved and favor of a
21 more balanced approach to the water issues here in California.

22 So if we're looking for a balanced approach to the
23 water situation I think the Department of Water Resources is
24 the agency that we need to look at.

25 CHAIR BERGER: Thank you, Commissioner Winsman.

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1 COMMISSIONER OSTROM: Well, I was looking just for an
2 objective outside opinion. And I would like to have someone
3 who is -- you know, represents what the state-of-the-art is,
4 who's knowledgeable and who's objective. Balance -- if a
5 person has a different opinion it doesn't necessarily bring
6 balance to the table in, in a technical discussion. What, what
7 we're looking for -- you, you don't -- it's not a moral
8 decision, it's, it's an objective decision, what we're looking
9 for. And I, I frankly would like to see what our plan, how it
10 measures up against other plans, how it measures up against the
11 law, how it measures up against our resources, and that we're
12 being pragmatic and we're being conservative and, and we're
13 being rational. That's, that's what I'm looking for.

14 CHAIR BERGER: Are you, are you saying that you -- is
15 there a preference on, on one or two speakers?

16 COMMISSIONER OSTROM: Well, well, what I'm saying is
17 that I, I, you know, I think that I, I was having trouble even
18 bringing someone else in but I, I, I agreed to bring someone
19 else in. And, and so if we're going to bring someone in --
20 else in I'd like to have someone who is, who is up to date in
21 current law. So maybe someone who's active in the field right
22 now. This Kelly person, she's the, the head of the Department
23 of Water Resources?

24 CHAIR BERGER: Chief, Chief. Isn't it a part of the
25 administrative staff and a Chief of the Delta Bay.

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1 COMMISSIONER OSTROM: Okay. She's, she's active in
2 the Department of Water Resources right now.

3 CHAIR BERGER: Absolutely.

4 COMMISSIONER OSTROM: I'd like to know what she has
5 to say in light of -- see, I really don't even know what the
6 controversy is right now. I really -- it hasn't presented to
7 me whether it's the groundwater problems or whether it's the
8 way that we're mustering our resources. See, so I'm kind
9 of -- I'm just more or less going into this thinking that, you
10 know, we can ask some questions everybody can ask some
11 questions that are at the -- that, that they have concerns of,
12 and the I certainly will ask any questions that -- if I have
13 any concerns over anything.

14 CHAIR BERGER: Okay. Diane, any other comments?

15 VICE CHAIR TRAUTMAN: Just to clarify for
16 Commissioner Ostrom, the issues that I'm concerned about are
17 the claims of water availability, where they're from,
18 conjunctive use, how effective that is. That's relatively new.
19 I'm also concerned about it from the environmental perspective
20 and I don't see the environmental perspective at all from what
21 I'm hearing in State Water Project.

22 What I also hear is typically, don't worry, the water
23 will be there. That's what I read when I read the reports.
24 What I would like to hear is what are the guarantees, how
25 effective is the State Water Project. Tell me more about the

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1 current water bank and conjunctive use, how effective is that
2 and what effect does it have on the environment. Part of
3 what's at issue right now with the Monterey Agreement is that
4 an environmental review that was required by the law was not
5 conducted. That's why a lawsuit was brought and that's why
6 that part is still -- the, the, the water agencies have to go
7 back and conduct an environmental review because it was not
8 done for a no project.

9 So the State Water Project will probably say that's
10 fine. What I would like to hear is from someone who knows the
11 system well enough, but also knows the environmental
12 perspective to tell me what do I need to know in addition to
13 what I'm being told, or what else can you offer as far as
14 verification that that water will be there. I read reports
15 that we're not going, going to get the water that we're
16 supposed to be getting from other western states now because
17 that's being cut back. Water is a huge, huge hot button issue
18 in this State. I don't read that in any of the reports.

19 What I hear and what I read are don't worry, trust
20 us, the water will be there. That isn't good enough for me to
21 base decisions on. I want another perspective.

22 COMMISSIONER OSTROM: Well, I think my only response
23 to that is that if someone says something is fine and then you
24 just ask why do you think it's that, and then we'll evaluate
25 the, the validity of their arguments.

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1 VICE CHAIR TRAUTMAN: But how do you get that balance
2 of other arguments if you don't have someone to balance it?
3 It's sort of like having one -- if we're -- you know, we had
4 the political analogy before about inviting elected officials.
5 If you have one person from one side come in and speak to
6 something and you ask questions pro or con you get one
7 perspective. If you ask someone to come in from the other side
8 and you ask pro, pro or con you get another perspective. You
9 get some balance there, and that's what I'm looking for. I'm
10 looking for a balance of opinion.

11 COMMISSIONER OSTROM: Again, I think we're looking
12 for controversy here because in the technical forum that's not
13 what -- how it works. I mean, people don't come in with an
14 emotional basis for their arguments. They have to come in.
15 If, if, if they, they -- whoever comes up says I, I think it's
16 that way because I think it's that way then that is not a
17 rational answer. They have to come up with something which is
18 based upon --

19 VICE CHAIR TRAUTMAN: This person --

20 COMMISSIONER OSTROM: -- theory and science and then
21 we haven't been there yet.

22 VICE CHAIR TRAUTMAN: Commissioner Ostrom?

23 COMMISSIONER OSTROM: I don't, I just don't
24 understand what the --

25 VICE CHAIR TRAUTMAN: Pardon me, but this person has

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1 technical expertise. He has a background. He's not coming in
2 off the street to offer us just some different perspective. He
3 has --

4 COMMISSIONER OSTROM: I don't --

5 VICE CHAIR TRAUTMAN: He has background, he has
6 experience, and he knows what's going on from another
7 perspective. He can bring additional information to the table
8 and then we can say, well, that's, that's useful or it's not
9 useful. But to have the same information repeated to us that
10 we've had in a study session is, to me, is not useful. We're
11 going to have the same fingers -- I can ask questions, I'll go
12 back and review the reports and I'll probably ask some of the
13 same questions that I asked before that I got sort of kind of
14 answers to. But that, that's -- I'm looking for more
15 clarification and better understanding and I'd like it from a
16 different person.

17 COMMISSIONER OSTROM: Yeah. I appreciate what you're
18 saying but we haven't asked Ms. Kelly why she thinks the way
19 she thinks in a, in a forum or I didn't understand it when you
20 said it when, when we were in the other room. In other words,
21 what we're bringing up is two people that have two totally
22 different opinions and none of us are really trained to
23 decipher who's telling the truth if we have two adamant people,
24 one for and one against. All I see right now is one person who
25 is with the Department of Water Resources and someone else

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1 who's a, who's a consultant.

2 And so I guess that if it gets down to an issue where
3 we can't agree on with Ms. Kelly then we would go to our
4 environmental consultant and have them provide us with some
5 technical input.

6 But, but any ways, you know, my feeling is that I, I
7 will go along with everyone else, but I think that it's
8 probably a, a, a, a controversy engendering thing. We're
9 getting to the area far more technically than we really are
10 commissioned or, or, or actually asked to do or required to do.
11 That's, that's my concern.

12 VICE CHAIR TRAUTMAN: Commissioner Ostrom, we have
13 been given copies of reports. I've requested copies of
14 reports, the State Water Project report, the local -- the
15 groundwater report, all sorts of water reports. And I've
16 commented on them and I've read through them. It doesn't get
17 into a lot of technical jargon but it does give us a better
18 understanding of how the system works, how it's supposed to
19 work. But still there are questions because what I see is a
20 very rosy scenario painted, and I would like to know from
21 someone who's not connected to that how accurate is that.

22 And I'd like to draw an analogy as far as having
23 consultants, different consultants speak on different products,
24 okay, or different -- from different advantages. We talked
25 about bank stabilization and staff invited two people from

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1 different perspectives to talk about buried bank stabilization
2 as a product and on the other side someone who talked about
3 more environmentally friendly stabilization approaches. That
4 gave me information from both sides to say, well, gee, maybe we
5 need to look at this, and in fact I think we did ask for it.
6 We asked to be able to say in this particular instance couldn't
7 we use X, Y and Z, and I think we asked for even further
8 clarification, having that other speaker come back at some
9 point in time to talk to us about the alternatives to buried
10 bank stabilization.

11 So we were getting both perspectives and it wasn't
12 getting into a debate and it wasn't getting into a controversy
13 and opening a can of worms. It was just asking for different
14 perspectives, and that's all I'm seeking to do here.

15 COMMISSIONER OSTROM: I'm, I'm not afraid of getting
16 into cans of worms. What I was trying to sensitize us all to
17 is that there's a certain technical level at which I think all
18 of us would be well over our heads. You know, I'm a technical
19 person and, and sometimes I can recognize what, what I don't
20 know and don't understand. And there's a -- I don't think
21 there's a mandate that all of us up here have to be experts in,
22 in water. I'm, I'm willing to forge through stuff but, you
23 know, but it takes time, it takes the audience time. And I'll
24 do so, I'll do it reluctantly --

25 CHAIR BERGER: Okay.

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1 COMMISSIONER OSTROM: -- to see what everybody else
2 has to say.

3 CHAIR BERGER: You know, I'd like to hold on for a
4 second if I could.

5 Let me ask Mr. Bertoni, when you asked Ms. Kelly, how
6 long were, were you assuming this presentation that she was
7 going to make to us would be?

8 MR. BERTONI: I mean, how -- this was going to be
9 primarily the only thing that night, correct Jeff?

10 MR. HOGAN: We were also going to be going over the,
11 the water questions the Planning Commission had in the previous
12 meetings, so we're going to come back with a staff report with
13 a list of all the questions with answers, responses. In
14 addition, we were going to have a speaker.

15 MR. BERTONI: The, the whole meeting was just
16 designed --

17 MR. HOGAN: For water.

18 MR. BERTONI: -- for water.

19 MR. HOGAN: Yeah.

20 MR. BERTONI: So we'd be answering questions and then
21 just dealing with water. It would be a special meeting, so you
22 wouldn't have anything else on the agenda. We're looking at
23 fifth Tuesday of the month.

24 CHAIR BERGER: Okay. Let me just bring this up and,
25 and we'll, if you guys don't mind, we'll just vote on it and

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1 make it fair. We could invite Ms. Kelly to come and make a
2 presentation like the, the -- originally planned, or we can
3 invite both of them, give them each a time limit on the amount
4 and make sure that, you know, we all know and staff knows that
5 it's not a debating type of thing. They don't go back and
6 forth. They don't rip each other up for when someone says
7 comments. You know, these type of things. We can do it that
8 way and then have two sources to try to get as much information
9 as we can.

10 So we have item number -- I mean, we've got two
11 options: A; would just be to have Kelly, Ms. Kelly come. B;
12 would be to have both of them come and give them fair -- the
13 same amount of time and listen to them both. I -- you want to
14 vote on that or do you --

15 VICE CHAIR TRAUTMAN: I, I, I would favor that. And
16 if, if it would make -- if it would help the Commission accept
17 both speakers I'd be happy to come up with questions, ask the
18 other Commissioners to come up with questions, put those
19 questions together and have staff pose the questions to both of
20 those people so there isn't any -- so we don't get into, you
21 know, necessarily spontaneous questions that might lead to
22 controversy.

23 COMMISSIONER OSTROM: Well, if, if we're going to
24 have questions right now I think the questions that I might
25 have may not solve what your concerns are. I think that I

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1 would be mostly interested in what your questions are and, and,
2 and to get them resolved. That's really the only reason I'm
3 even going this far is because, you know, we, we have spoken in
4 private on, on the, the, the, the Planning Commission and, and,
5 and going to extents to -- to make sure that everybody, you
6 know, has there say.

7 And so that's kind of where I am so far. I still
8 don't know really what the issues are. You, you, you brought
9 them up tonight. And I would be interested in -- I mean, I, I
10 don't really have any questions that I want to pose except for
11 questions that have already been answered and -- but I'd be
12 interested in what your questions are and how we want to handle
13 it.

14 CHAIR BERGER: Tim, any comment?

15 COMMISSIONER BURKHART: No, I've, I've already said
16 my peace on it.

17 CHAIR BERGER: Okay. Rick, any comment? Okay.

18 Then just I guess with a raise of hands, you know, we
19 have A; again which would be Ms. Kelly, and B; would be the two
20 of them. Please raise your hand if you want A.

21 COMMISSIONER OSTROM: Ms. Kelly only?

22 CHAIR BERGER: Ms. Kelly only. Okay.

23 And will you please raise your hand if you wanted B,
24 which will be the two speaking at the same date. I think
25 there's three.

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1 So if it's okay then what we'll do is ask staff if we
2 can invite both. And I know it's, it's going to be a headache
3 for staff, but if you can tell us what will make it easier and
4 what, you know, so that we don't get into debate so it's, you
5 know, how, how can you --

6 MR. BERTONI: I just think we give them each a
7 certain amount of time to speak.

8 CHAIR BERGER: Okay.

9 MR. BERTONI: And, and I'm not sure about posing the
10 questions ahead of time. I, I think that, that it might be
11 easier just to give them both fifteen minutes ahead to speak
12 and then come prepared to ask questions is probably the easiest
13 way to handle that.

14 COMMISSIONER OSTROM: Well, I really think that they
15 should be sensitized with -- if they're going to have limited
16 time they should be sensitized as to what the issues are.
17 Otherwise, they're going to be doing what we're afraid of.
18 They're going to be taking the whole time talking about things
19 that maybe aren't controversial.

20 MR. BERTONI: Okay. And, and understand too is, is
21 the, the speaker, Jonas --

22 VICE CHAIR TRAUTMAN: Minton.

23 MR. BERTONI: -- Minton, we don't know about his
24 availability for the 29th. So, I mean, you got to -- you know,
25 either we go forward with the 29th with -- if we just have -- we

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1 may only have Ms. Kelly that night, or do you want us to try to
2 find a date where they can both be here? I mean, that may,
3 that -- I mean, just, just understand that if they both can't
4 make it that night then we may either have the -- either we go
5 forward with Ms. Kelly or we, we look for a date that they both
6 are there.

7 COMMISSIONER OSTROM: Well, you know, the, the, the
8 last time his name wasn't brought up. Is, is -- were these the
9 issues that you were concerned about the last time?

10 VICE CHAIR TRAUTMAN: Yes. And I, I stated some of
11 them actually during the course of the meeting which Dan
12 Masnada spoke from Castaic Lake Water Agency. My main issues,
13 I want to talk about the reliability of water from the State
14 Water Project, the reliability of water in water banks as
15 conjunctive use. The, the presentation of data to us because
16 we're not looking at hydro logic studies or anything, we're
17 looking at data on a page that tell us what's there, and what I
18 don't see is a range. And I want to better understand what
19 that reliability of range is and what we should be looking for
20 in these studies.

21 And so to me if, if -- it's not an issue of debate if
22 Ms. Kelly can only make it that one day and that's all we're
23 meeting about though, then maybe she can come to another
24 meeting that's a regularly scheduled meeting and do her
25 presentation and Jonas can come to another meeting and do his

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1 fifteen minutes presentation.

2 CHAIR BERGER: I, I think we're trying to get one
3 day. This was going to be a special meeting on the 29th that
4 was specifically just for water. So I think that we don't want
5 to split that up.

6 VICE CHAIR TRAUTMAN: Okay. Well --

7 CHAIR BERGER: We either do it yeah or nay.

8 MR. BERTONI: And, and just so you know, I think we
9 have her lined up ready to speak. So I think we're going to
10 have to go that night with water issues. So if we don't have
11 this other person either we're going to have to find another
12 person or bring him back another person or, you know, bring him
13 back another time. So --

14 COMMISSIONER OSTROM: Well, I, I think the other
15 person's role could be filled if you got a -- like a professor
16 at a, at a college in water because, you know, all these terms
17 have definitions and, and all the data is like -- should be
18 self-explanatory or at least should be asked any questions. If
19 he has concerns then maybe we could delve into it more. But it
20 shouldn't be a single person. If it is then I would be very
21 highly cautioned and I'd go back on what I say.

22 MR. BERTONI: Okay.

23 CHAIR BERGER: Okay.

24 VICE CHAIR TRAUTMAN: So are we saying then that we
25 are going to invite both and hope that they can both make it

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1 that night and that's --

2 CHAIR BERGER: Yeah.

3 VICE CHAIR TRAUTMAN: -- whatever it is? Okay.

4 COMMISSIONER OSTROM: Basically I think the, the
5 little add on was that if this, this other fellow, this Minton
6 can't make it then we'll bring someone else.

7 VICE CHAIR TRAUTMAN: Do we need to through the same
8 process of approval then?

9 MR. BERTONI: I think just give me the direction. I
10 think what, what, what Commissioner Ostrom's saying is that if
11 it's not this one person, Mr. Minton, that it's someone from
12 academia who's going to come and speak.

13 COMMISSIONER OSTROM: Yeah.

14 MR. BERTONI: You know, perhaps a college professor
15 who understands the project.

16 VICE CHAIR TRAUTMAN: Do we have to limit it? Can
17 staff just determine if there's another person who might be a
18 suitable speaker?

19 MR. BERTONI: I, I guess what I'd be comfortable with
20 if it's not the person that we're deciding tonight I'd be
21 comfortable with going to someone who's an established, you
22 know, speaker on water from, from academia. You know, that's,
23 that's really --

24 VICE CHAIR TRAUTMAN: Right.

25 MR. BERTONI: -- 'cause I don't know if, I don't know

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1 if, if quite frankly I think talking about what some people
2 feel is an objective issue but I think really is subjective in
3 some ways too because, because obviously we're saying that two
4 different people who both work for the State Department of
5 Water Resources potentially have different opinions about the
6 facts. So it's, it is -- there is some subjectivity there, you
7 know, and, and so I'll just leave it at that. I, I think
8 there's some people out there in academia who could probably
9 come and speak so -- I mean, the only thing about it is I think
10 we'd have to -- if we do when we set this date I'd rather set
11 it -- we continue this to an earlier time and we can always
12 delay later in that date because we may have to be willing to
13 come here at 4:00 o'clock or something like that on that day to
14 meet, 'cause I -- you know, I mean, there are some people I may
15 be able to get, I may have to put on a plane back to Sacramento
16 that night.

17 CHAIR BERGER: Okay, Mr. Bertoni. That, that will
18 work then. We'll, we'll try to -- we'll set it the day of the
19 29th, keep that as is, ask them both to come out. If Mr. Minton
20 can't then we'll try to get someone from --

21 MR. BERTONI: Yeah.

22 CHAIR BERGER: -- a university.

23 COMMISSIONER OSTROM: I'd also like to make sure that
24 our consultants are here so that we can ask them, you know,
25 clarification questions or -- because I think this could be a

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1 very interesting conversation.

2 CHAIR BERGER: Very good. Thank you. Okay.

3 One other subject, the other thing you were asking
4 for, was it the tentative planning meetings, the dates of the
5 meetings, was that a question?

6 MR. BERTONI: We can do that at the end after we --

7 CHAIR BERGER: Okay.

8 MR. BERTONI: -- go through public testimony we
9 can --

10 CHAIR BERGER: There was one other thing that you
11 asked.

12 MR. HOGAN: That's just if the Planning Commission
13 had any more questions regarding parks, cultural, traffic.

14 CHAIR BERGER: Okay. Okay. We'll go through that.
15 Thank you very much.

16 Okay. I think it's time to open up the public
17 hearing, reopen, and invite up the applicant, Mr. Glenn
18 Adamick. Welcome back, Glenn.

19 MR. ADAMICK: Thank you Chairman Berger, Members of
20 the Planning Commission. Again, Glenn Adamick, Newhall Land.
21 I will be brief tonight. I, I want to save most of my time for
22 any questions that come up. I think staff has done a very good
23 job in the staff report of, of dealing with the issues that are
24 before the Commission tonight and during their presentation. I
25 just want to kind or reiterate some of those.

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1 And I think clearly the, the benefits of the Cross-
2 Valley Connector are, are, are clearly laid out within the
3 staff report and I think the benefits are, are significant.
4 And I think the Riverpark Project brings a great deal to the
5 table.

6 Besides the significant reduction in trips on Soledad
7 Canyon Road you have this, this benefit to various surrounding
8 intersections as well that is substantial and laid out in the,
9 in the, the drafts -- or laid out in the staff report.

10 In addition, I think the, the, chart contained within
11 the staff report is, is very telling. The project does bring
12 about twenty-five millions to the table for this link, and, and
13 that's about fifty percent of the costs of this improvement.
14 And I, you know, I think staff was, was very fair and right in
15 indicating that the Cross-Valley Connector could happen with or
16 without Riverpark. However, I think the, the staff report
17 points out that if, if it -- if you don't have Riverpark
18 there's a significant delay in getting that roadway in.

19 I think in the area of noise, just to go back to a
20 previous discussion at a, at a prior Planning Commission
21 hearing, what's being experienced in the Riverpark Project is
22 very similar to what's occurring throughout the City where you
23 have residential in close proximity to major roadway corridors.
24 And I think the noise analysis that was done clearly shows
25 that. You know, five locations were picked but there are

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1 probably just as many or twice as many other locations
2 throughout the valley that would experience the, the, the same
3 impact, and that would be in accordance of the City guidelines
4 as it relates to noise.

5 And the other thing I wanted to point out is that
6 this accordance is, you know, during your peak hours and that's
7 when your -- most of your vehicles are, are on the roadways.
8 It's not as 2:00 a.m., it's not at 3:00 a.m., it's not when
9 people are sleeping. So I think it's very standard and this is
10 something that, that, that you see across the board in the
11 valley.

12 I think as far as Parks and Recreation goes I think
13 Mr. Hogan explained that we have spent a lot of time working
14 with the Parks Commission and Parks staff, really about a year,
15 to try to come up with what we think is a very good park design
16 for the neighborhood park proposed in conjunction with
17 Riverpark. And you know, I think there's been a lot of give
18 and take as a part of that, both at the staff level and at the
19 Parks Commission level, and I think we've come up, you know,
20 from, from the Newhall Land perspective I believe with a, with
21 a very good plan that deals with the Parks Commissions and
22 Parks staff issues.

23 I think finally I wanted to, to touch on the, the
24 archeo issue again, or the cultural resources again. You know,
25 early on in, in the process we made a decision to pull out of

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1 one of the cultural sites, and that was at the advice of the
2 archeologist, WNS, that that site should be preserved. And we
3 pulled the project out of that location. And, you know, in my
4 discussions with WNS there is a distinction between the two
5 sites. The impact is considered significant. And the reason
6 there's different mitigation proposed on each is there's a
7 distinction between the two sites. They feel the lower site is
8 much more prominent, it was a village, and they feel the upper
9 site is not as prominent, most likely a campground, seasonal
10 campground.

11 In addition, the Phase II work that was done on the
12 upper site, you know, where they did the actual excavations did
13 not find any remains or anything else. These were artifacts.
14 And the likelihood of, of finding any remains up there,
15 according to them, is slim and none.

16 So there has been physical work done on that upper
17 site. And you know, we have committed to, to, to salvage that
18 site in accordance with all the State requirements which would
19 include having, you know, monitors on that property while that
20 work is going on. And we've also agreed to, to donate those
21 artifacts to the historical society as well so they can be
22 displayed for the public.

23 So I just wanted to, to kind of touch on that, and I
24 will be available to answer any questions. Thank you.

25 CHAIR BERGER: Thank you, Mr. Adamick.

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1 Okay. We have speakers tonight. We have five
2 speakers -- I'm sorry, five people who just wrote in comments
3 that they opposed. I just wanted it to be known for the record
4 that there are five people who have -- didn't want to speak but
5 did say that they are against the project.

6 The next group of people all oppose the project and
7 I'll start off with Karen Pearson, followed by Lynne Snead.

8 MS. PEARSON: Good evening, my name is Karen Pearson.
9 And Members of the Planning Commission, I thank you for your
10 attention this evening.

11 I'm concerned that the proposed apartment buildings
12 in Area D will have a significant detrimental impact on the
13 view shed and the quietude of my backyard. I've always invited
14 you to come to my backyard and look for yourself because it's
15 so impacted. And I'm going to point to where it is in case you
16 don't know already. See this little finger here that points
17 right here? This little patch of green right here that the
18 finger points to is my backyard, and this is the cut of the
19 hill so that all the flow of the pollution and noise funnels
20 right back through there right into my backyard. Okay? So --

21 CHAIR BERGER: Yes, that's fine.

22 MS. PEARSON: So I am concerned obviously. You want
23 me to do that again? Okay. So this is the, this is the, the
24 Bouquet Center, this is the boundary line. This is a little
25 finger that points sort of northward, and this little green

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1 patch is my backyard. This is the cut of that Gavilan Drive
2 hill that comes -- it was cut back. It was atrociously cut
3 back to make room for the Bouquet Center. So the noise and the
4 pollution is going to funnel back this way. So anyhow, I want
5 you to get the sense that I'm very concerned about what happens
6 to my backyard. Thank you. So anyway, and I welcome any of
7 you who would like to come and look. I mean, I really will.
8 I'll make, make a special time for you.

9 At any rate I have no guarantees that there will be
10 protection from the noise of the apartments. You say that the
11 apartments will block the noise of the six lane road, which I
12 really doubt, but the apartments themselves make noise. You
13 know, they're known -- you can go to apartments on the weekends
14 and it's pretty noisy. So -- and I bought that house because
15 it had a view of nature, because I love nature. I've spent
16 over two thousand hours working to save Whitney and Elsmere and
17 Placerita for the City which I love. And I'm just watching it
18 get eroded here and, and I don't like that.

19 So anyway, it is, it is, it's wonderful that the
20 proponents have guaranteed they're not going to try to slice up
21 the hill anymore on our side anyway, but those of us on the
22 west side of Gavilan Drive will be exposed to the funneling of
23 noise and air pollution, and I haven't seen a cure for that
24 yet. So I, I'd like to challenge you to come up with something
25 that helps us out there because we've taken enough abuse.

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1 That -- the reason we voted for a City was because
2 the County so disregarded community and residents. If you look
3 at that, that north side of Bouquet Center they put the
4 dumpsters right under the bedroom windows, a few feet from
5 those residence.

6 CHAIR BERGER: Thank you very much, Mrs. Pearson.

7 MS. PEARSON: Okay. Thank you.

8 CHAIR BERGER: We have Lynne Snead followed by
9 Davis -- David Lutness. Welcome.

10 MS. SNEAD: Hi. I'm Lynne Snead. From what we were
11 understanding there are four hundred and thirty-nine units
12 proposed and seven hundred and forty-four multiple, is that
13 correct, according to that orange form?

14 CHAIR BERGER: Ms. Snead, we'll listen to whatever
15 you have to say.

16 MS. SNEAD: There's a lot of multiple units here and
17 I see there are two oak trees that just can't stay. And it
18 seems to me like when you want to know what we came for, well,
19 we came for the trees and for nature and for that river. And
20 you need to provide park space around these developments and
21 not overbuild them. I mean, there's no school. There's just
22 nothing up here that, you know, is appealing and you're just
23 crunching in more units. So I'm opposed. Thank you.

24 CHAIR BERGER: Thank you, Ms. Snead. David
25 Lutness --

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1 MR. LUTNESS: Lutness.

2 CHAIR BERGER: -- followed by John Steffen.

3 MR. LUTNESS: Thank you. My name's Dave Lutness.
4 I'm a resident of Valencia, and I thank you for your patience
5 to listen to me.

6 I am opposed to this. I believe that we are already
7 overdeveloped. I believe last year it was reported multiple
8 times that we have some of the worst air quality in the nation,
9 and this, this is a result of mostly traffic. Some of it's
10 geographical. It's certainly not going to be helped when the
11 mine goes in. But adding more houses and more cars on the road
12 is not going to help it. This is a desert. And whether or not
13 the water available hasn't been seriously called into question,
14 and whether or not the water will be available when we lose the
15 Colorado River water is in question.

16 I think that I hear tonight there's a, a, an attempt
17 to get a tame expert in here to talk about water, and that
18 scares me. And Mr. Ostrom talked about science, and I just
19 would want to say that Richard Fineman once said that science
20 is based on the disbelief of experts, that's how science works.
21 So different opinions is what pushes science forward.

22 The river is important because it's the, the heart of
23 the desert. It's also the most fragile part of the desert.
24 And it's the last place we should be trying to build anything.

25 I -- our, our schools are overcrowded now. Too often

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1 the developers have been allowed to develop and not pay a fair
2 share for schooling. And as -- do I understand they're not
3 paying anything for schooling here? They should be build at a
4 hundred and twenty to a hundred and thirty percent of projected
5 student increase before they should be allowed to put a single
6 house in there. They should finance that. That's my belief.

7 I think that our entire local government is funded by
8 finance -- campaign financing from developers and from
9 businesses which have their agenda, and I think that we get a
10 very unbalanced government because of this. And I think that
11 this is an unbalanced Commission. Thank you.

12 CHAIR BERGER: Thank you, Mr. Lutness. We have John
13 Steffen, followed by Sally Chase Clark. Welcome back Mr.
14 Steffen.

15 MR. STEFFEN: I share my views with the previous
16 speaker. I'd like to talk about some of the things that have
17 been said here.

18 One is that we should have an objective person come
19 and give us a -- the facts. I have not seen an objective
20 person in this room for the last thirteen years. We have the
21 two consultants here who are not objective and they showed it
22 the last they were here. One of them used the term that we
23 have an adequate supply of water and not one of you people
24 asked what is an adequate supply and where are your figures.

25 Isn't it nice to talk with these consultants because

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1 what are they? And where are -- is the City? The former
2 speaker said this is the City run by the developers. Is that
3 news?

4 I'd like to enter as evidence today's paper. Two
5 articles, one by Ms. Lynne Plambeck. On the experts, counting
6 contaminated water as drinking water, as part of our water.
7 It's contaminated with sodium per chloride that causes
8 devastating effects on the -- on the thyroid. Maybe some of
9 you here are interested about some things like that. When you
10 have children, you will be.

11 In another article by Mr. Henry Schultz, Riverpark.
12 Do four hundred and thirty-nine single family homes and seven
13 hundred and forty-four apartments make a park? What in the
14 world are we doing?

15 Anyway, the question is, well we should have an
16 objective speaker so it will only be Ms. Kelly because she's
17 the only one who can be objection. Can't two objective people
18 have different points? What in the world are we locked into?
19 And then it -- we have to have speakers who are not objective.

20 I can't say too little about the government of this
21 City, as we all know, it's a City run by Newhall Land and
22 Farming, which is now called Lenar. Thank you.

23 CHAIR BERGER: Thank you Mr. Steffen. Sally Chase
24 Clark followed by Teresa Wagner. Sally still here? She's
25 gone? Thank you. Teresa Wagner? Monica Almada, Monica

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1 Almada? John Gonzalez followed by Alexandra Florimonte.

2 MR. GONZALEZ: Members of the planning commission,
3 I'm concerned about the fact that the excavation of this five
4 -- five million cubic feet of dirt that's going be right by the
5 Emblem School District, the Emblem School. My father, just by
6 overseeing agricultural way side department just by being
7 around plowing got valley fever and he was sick for the rest of
8 his life after he caught that, and that's from the gauno and
9 various substances in the dust that gets in the air, you inhale
10 it and it's very serious and it really affected my father.

11 This type of activity is going to be going on like
12 very close to children that already have asthma. My son, Jack,
13 is one of those children that have asthma. His friend, Billy,
14 his friend, Collin, and there's many, many other kids that run
15 around with little inhalers that are going to have a rough time
16 with this -- all of this stuff in the air, including the diesel
17 fumes which is going to emanate from these graters and
18 bulldozers moving this material for quite a bit of time. So, I
19 am very concerned about that.

20 I'm also concerned about this estimate -- there's
21 going to be only seven hundred people, or seven hundred
22 students I should say from eleven hundred single family
23 dwellings. I think it's going to be double that and I think a
24 school needs to be included in this whole package. Thank you
25 very much.

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1 CHAIR BERGER: Thank you Mr. Gonzalez. Ms. Alexandra
2 Florimonte. Thank you. Lynne Planbeck followed by Chris
3 Porrazzo.

4 MS. PLANBECK: My name is Lynne Planbeck and I'm here
5 representing S.C.O.P.E, and I want to begin by thanking Mr.
6 Burkhardt for voting to do this.

7 I think it's imperative that the commission begin to
8 understand all about the broad array of issues that are
9 surrounding the water problem in California throughout the
10 State. And you only getting one side of it down here. There
11 are a lot of other sides of it and it is going to affect the
12 business community. We were updating our presentation,
13 Director Gotzeit and myself for Newhall County Water District
14 and one of the issues that we really -- would like to see
15 commissioners ask in the future is if the project will -- is
16 going to cause a reduction in water supply for everyone in the
17 community. How much is that going to hurt existing businesses?
18 How much is it going to cost landscaping that has to be taken
19 out? In a drought scenario, how far can people cut back now
20 that we're starting to incorporate low flow toilets and some
21 really good conservation measures in plumbing? That was used
22 to be a reservoir that would be available during drought
23 circumstances and if we replace and do a good job of
24 conservation then that isn't there anymore, so when you go to
25 cut back then you are going to be asking the communities to

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1 water less and do things like that. And probably the
2 commission is aware but our community, the State of California,
3 has actually pretty lenient regulations about water. The State
4 of Arizona requires a hundred year water supply and if the
5 project doesn't have it, it must be disclosed in the real
6 estate documents that that water supply doesn't exist to any
7 potential buyer. Las Vegas right now is requiring everyone to
8 remove their lawns because they can't -- they don't have an
9 adequate water supply to water them anymore. The Metropolitan
10 Water District has another year of Colorado River water and
11 then it must switch over to using state water. The
12 Metropolitan Water District is the biggest user of state water.
13 They take a million and a half acre feet, or they have
14 allocation to a million and a half acre feet, but they haven't
15 been using that because they like to use the Colorado River
16 water. It has less water quality problems than our water.

17 When they begin to use that water, it's going to
18 reduce the overage that was available to other people, and this
19 is really going to be a big impact for everyone.

20 So, even though it's complicated, it's certainly
21 understandable. Your commissioners are there, elected into
22 office to be able to make these decisions and make attempts to
23 understand these difficult issues so, I can't say how grateful
24 I am to you, Mr. Burkhardt, to Mr. Berger, and to you Ms.
25 Trautman for hearing the other side of the issue. Thank you

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1 very much.

2 CHAIR BERGER: Chris Porrazzo. Okay Cam Noltemeyer
3 followed by Eric Jakeman. Welcome.

4 MS. NOLTEMEYER: Cam Noltemeyer, Valencia. I have a
5 -- several concerns. One of those is ethics. I believe you,
6 Mr. Berger, weren't you the treasurer for Councilman Cameron
7 Smyth's campaign?

8 CHAIR BERGER: We're here to hear your --

9 MS. NOLTEMEYER: You were. And you Mr. Rick Winsman,
10 you received five thousand dollars (\$5,000) from Councilman Bob
11 Kellar as a political consultant. I believe there seems to be
12 some conflicts of interest here. According to the Fair
13 Political Practice at least it appears to be unethical.

14 What brought this to my attention was the last Lance
15 Williams project. I read about in the paper. Where you
16 doubled the number of houses in that project and you called it
17 smart growth. You changed the general plan, you changed the
18 zoning. Lance William, of course, gave money to Cameron
19 Smyth's campaign and he also to Bob Kellar's campaign. The
20 concern comes up because LA is going through a little pay to
21 play type of investigation right now. And to me this kind of
22 stuck out as I wonder if it's pay to play.

23 Now we're seeing this particular project and we're
24 saying -- Newhall Land and Farming it's saying you -- this
25 cross valley connector. The council wants it. They want it

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1 bad because they haven't done anything else, have they? So,
2 they want this cross valley connector. And Newhall Land and
3 Farming is saying we'll give you twenty-five million. All you
4 have to do is approve this project. Is it pay to play? That's
5 the only thing that the council desperately wants and --
6 actually in looking at here, the unavoidable significant
7 impacts are to air quality and traffic. So, basically if you
8 wanted to improve on both of those, you wouldn't do the cross
9 valley connector. The only one it's going to serve is the
10 gravel cement mix project for them to get their trucks over to
11 Newhall ranch, who really needs this cement from that project.

12 So, I think you really need to check your priorities
13 because I have the feeling that there is, especially on
14 Commissioner Berger and Winsman that there is probably some
15 real conflicts of interest here and this whole project really
16 is dis-contributing to everything that is wrong with this
17 valley right now and --

18 CHAIR BERGER: Thank you very much Ms. Noltemeyer.

19 MS. NOLTEMEYER: -- you've been a big contributor to
20 that. Thank you.

21 CHAIR BERGER: Okay, Mr. Jakeman followed by Mr.
22 Schultz.

23 MR. JAKEMAN: Hello, I'm Mr. Jakeman. Again, thank
24 you very much for hearing us speak.

25 A couple of questions again. One, Mr. Adamick,

1 you're right. We re-estimated about 7.5 million cubic yards, I
2 --

3 MR. ADAMICK: I can't hear you. Please talk into the
4 microphone.

5 MR. JAKEMAN: Okay, I was admitting a mistake about
6 the cubic yards we calculated density.

7 But going on, you're currently requesting -- it was a
8 confusing part to me -- a master plan for a car wash, but
9 there's no master plan being required for this development
10 along with synergy, along with what's going across the wash. I
11 believe there's kind of a size difference, but you're calling
12 for it on a car wash. Where's your -- maybe Mr. Ostrom you can
13 explain it to me later what you're thinking is on this to deny
14 a car wash and not ask for it on a project this size.

15 Okay. Mr. Ostrom, you admit that going to the
16 theater and you found that there's no parking and that there's
17 extensive traffic going back to the car wash. This is nothing
18 compared to traffic that's going to be caused by this
19 development or the other two projects, but you seemed very
20 concerned about the car wash again, but have given little
21 regard to the traffic created by this problem.

22 The project goes along with the cross valley
23 connector and I believes that it relies on the cross valley
24 connector. I haven't heard in the city or via city councils
25 saying that this going to be a six lane major truck bypass

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1 route. If you'd like to go to the 5 Freeway, look at the
2 overpass they're building now -- all those trucks, all those
3 agricultural trucks, oil tanker are going to coming through the
4 middle of this valley and going up to Golden Valley. That
5 doesn't help truck traffic, it doesn't help congestion at all.
6 It increases it. So, has anybody take in consideration the
7 noise created by that truck traffic, or have you just been
8 hoping that it's just going to be cars and those trucks are not
9 going to using that truck bypass route?

10 I know this question has been asked because I asked
11 it before, if any of you guys, city council or plan
12 commissioners have been to Golden Valley and Sierra Highway
13 during the traffic congestion times? Where all this traffic is
14 going to end up? I haven't heard an answer from you and I
15 don't know why. If you're going to make a decision on this,
16 it's going affect us and not you because you don't live over
17 there, I think somebody needs to go over there and take a look
18 at it, because you can't make a decision when you don't know
19 what it is. Okay.

20 I'd also like to hear from the commissioners if they
21 actually believe themselves about the school project that the
22 amount of kids produced are going to be easily absorbed into
23 the existing schools. And I want to know if you actually
24 believe in that yourself. I haven't heard an answer from you
25 guys on that.

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1 In closing, I believe this planning commission and
2 city council, if it institutes as many restrictions to this
3 project as it does back to that car wash, providing burms and
4 such and such, this project would be canceled. Thank you for
5 your time.

6 CHAIR BERGER: Thank you Mr. Jakeman. Henry Schultz
7 please followed by Stacy Kelleher.

8 MR. SCHULTZ: Thank you for the opportunity to speak.
9 I'm Henry Schultz from Sagas.

10 Going back to the car wash, that caught my attention
11 too. I watched the discussion on the car wash, I mean this is
12 such an obvious project to permit, and yet we're all dancing
13 around. What's the plan, what's the master plan, what are we
14 going to do? Approve the project. I mean, the staff, I don't
15 know what the reasoning is, but obviously there's some. If you
16 go down on Lyons, which is one of the areas we're suppose to be
17 keeping in good shape. We have to make sure we don't allow bad
18 businesses. It was ugly when I came here in 1980, it's ugly
19 today. There's nothing you can do to Lyons to fix it, so let
20 -- what are you going to do? So anyway, it's just kind of
21 interesting that there's this discrepancy.

22 Now, after you go from that and then you look at this
23 project, wow all the good things. Let's see, what were the
24 things that we want to have. We'd like to have parks and stuff
25 in there. And we'd like to not run a road and that's what this

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1 is all about. This project is not about serving people. What
2 this road is all about is about getting a road so we can get a
3 project. A cross valley connector is a cross valley bi-sector.
4 This doesn't do any good for anybody.

5 When you're going to get done with this -- I hear
6 these talk about fewer trips on Soledad, this is all nonsense.
7 When this is built out and you have the Santa Clara parkway
8 going across and you have this flyover bridge, it's going to be
9 more jammed than ever. And all the people that are going to
10 coming out of this project are going to be getting on that and
11 blocking it up. So, what I'd like to see and I haven't heard
12 from anybody is I'd like to see people get a real analysis of
13 the traffic. What's going to happen at build out? And the
14 answer will be obvious. I've worked with the traffic committee
15 here in the city and I know the model. You're going to be
16 crushed. Every project that we've had here has made traffic
17 worse, so any ways, that's something you've got to deal with.

18 One of the things we should do is make sure we have
19 five acres per thousand people apart. And I keep hearing this
20 three acres. The master plan, the general plan of the city is
21 five acres. Ask for five acres. It's not illegal to ask for
22 five acres, so that's something we should be doing.

23 The water issue that's come up here is of course the
24 fairness issue is clear. I mean, there is no disinterested
25 source here. No matter where you are. So you need to have at

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1 least two people talking about water when you're here to get a
2 good picture of what's going on. So, I recommend that you have
3 both folks -- from two different points of view.

4 And so this is really all about money. It's all
5 about the cross valley connector. It's all about money paid
6 and someone mentioned this, it's a payoff. You're getting paid
7 to get the developer in something he wants. This road should
8 not be built. That upper end, the northwest part of the
9 project, that should be turned into a park connected to the
10 central park and then you can have egress from the project on
11 the other end. But you shouldn't be building this road. This
12 road is a disaster. So, the cross valley connector is a cross
13 valley bisector. Do not build it. Thank you.

14 CHAIR BERGER: Thank you Mr. Schultz. The last
15 speaker is going to be Stacey Kelleher.

16 MS. KELLEHER: Yes.

17 CHAIR BERGER: Welcome back Stacey.

18 MS. KELLEHER: Thank you. I have something to give
19 you that I'd spoke about you in the past about apartments.

20 CHAIR BERGER: Thank you very much.

21 MS. KELLEHER: Your planning commission doesn't even
22 know how many rural apartments you have --

23 CHAIR BERGER: Thank you.

24 MS. KELLEHER: I came here -- I was tickled pink
25 because last time we met you said Glen and the planning

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1 committee was going to talk specifically about pedestrian
2 bridges, which you know is my main issue. Not one mention of
3 it tonight. So I went to tickled pink to a general comment to
4 being really ticked.

5 Now I want to know a specific time because I wasted
6 this evening that I didn't have to give coming down here and
7 not one mention of it. And that is not fair to us. We should
8 be heard to some extent. Are things just brought up so that we
9 can think we're being heard? That really upset me. I didn't
10 have the time to be here tonight. I was told that next time we
11 met they were going to give us ideas of where these bridges
12 could be. So, I'd like to know tonight when is that meeting
13 going to occur so I can show up at that evening. Because my
14 time is valuable also.

15 Also, in noise reports. I know that bridge port and
16 must be this area too is an instrument approach path for Van
17 Nuys airport. Now I can hear their -- those airplanes as well
18 inside with all the windows closed as outside. Now, has any of
19 these noise reports including that six different airports use
20 this area and also Van Nuys is an approach panel so they're low
21 and you hear the noise, is that in any of the noise impacts for
22 what we already hear.

23 And I do think -- I know I'm little upset tonight and
24 it's probably showing because you guys have let me down. But I
25 think it's hypercritical to okay -- or to be against the mining

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1 and be for this project. Because if you really look at the
2 amount of dirt that's being moved and the amount of traffic and
3 everything, it's on the same level. So if you guys are against
4 the mining you need to be against this. If you are for the
5 mining then be for this, but I know you guys are against the
6 mining, so it seems hypercritical to me.

7 And our safety went down to eight. In 2001 we were
8 the third. Now to go from three to eight is terrible. And
9 apartments increase crime because in McBean when we went
10 through the apartments there we talked about how police are
11 called out to apartments. I gave you the information on
12 apartments. I'm really against the high density of apartments
13 because this city isn't safe anymore. And you guys' success is
14 going to be what this place is when you guys are done, when
15 your jobs are over. And if your kids are proud to say you guys
16 built this city, because I think that crime is really increased
17 here. We're eight now. That's not very good. Simi Valley is
18 still two. They were one before. They've only dropped to two,
19 we've dropped to eight. How are proud are we at that? I'm not
20 proud of that.

21 So, anyway, these are my issue. I'd like to know
22 when we're going to deal with the bridges because south of --
23 no west of Lowells you've already got a bridge that you could
24 go under for passing. You could make a sidewalk underneath
25 that bridge to pass and then it would also take the -- the bike

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1 path on the north side and connect it to the south side. You
2 could do it over. And also, you've got right behind Vons where
3 that tree lot is and right where they -- where they're starting
4 their project you could do a path -- you could do a bridge
5 there too. I know it's possible to get us from the north and
6 south so it's safe. I'd like to know which day we're going to
7 discuss that. Thank you.

8 I'm sorry I'm so upset but I came here really happy,
9 I was tickled pink and you guys let me down.

10 CHAIR BERGER: Thank you very much Ms. Kelleher.
11 Okay, that's the speakers for tonight.

12 MS. WINTER: I think you missed my card.

13 CHAIR BERGER: I apologize, what's the name?

14 MS. WINTER: Melanie Winter.

15 THE CLERK: When did you put it in.

16 MS. WINTER: Same one, when you started.

17 (Cross Talk from Audience)

18 CHAIR BERGER: It doesn't matter. We can hear from
19 her.

20 MS. WINTER: Only because I've been here.

21 CHAIR BERGER: I apologize.

22 MS. WINTER: That's all right.

23 CHAIR BERGER: Ms. Winter, welcome.

24 MS. WINTER: Thanks. Thanks for hearing me.

25 I just really quickly tonight -- couple things. I

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1 appreciate Mrs. Trautman's efforts to bring in some other
2 people to speak on the very critical issue of water available
3 and water quality, and water management in Santa Clarita.
4 Speaking from experience on issues like air quality and water
5 quality with Lenar, in fact, I believe they are very first for
6 into Los Angeles County.

7 The City of Los Angeles Planning Commission did not
8 listen other opinions and approve their proposed develop and I
9 think that many planning commissions feel it is there job
10 simply to listen prepotent of a project and then approve if it
11 doesn't look too crazy. But I really applaud you for wanting
12 to look further into this because you guys are here to
13 represent the interests of this community and their children
14 and possibly your children, too. And it shows great courage to
15 want to look at it from all sides. This is a critical issue.
16 The City of Los Angeles did not do that. They took the -- took
17 Lenar at their word on air quality and because they didn't
18 listen other opinions we had to sue them.

19 If you think that you would like to not do the job
20 that you are actually hired or appointed to do here and let the
21 courts then decide, that's one approach. But I applaud a
22 commission who's willing to take in on themselves. We did
23 prevail in that case, over several issues on their MND. One of
24 them being air quality. In a similar kind of valley situation
25 like this where you can play with the numbers and make it look

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1 like it's not going have significant impacts, but when you look
2 at the numbers and nature and how air moves or doesn't move,
3 you come up with something different. Which was what the case
4 was in this particular development that we sued the City of Los
5 Angeles and Lenar over and won, and stopped that development.
6 But that takes time and it gets contentious and if you don't
7 want contentious maybe it's best to do your jobs up front. So,
8 I applaud you for that.

9 Also, I'll just mention that this past weekend on the
10 Los Angeles river we opened a project. On the Los Angeles
11 river green way, that's in one of the more constrained sections
12 at the LA river where it's all concrete because of the
13 development that came into the flood plan. We're doing the
14 best we can there with the concrete channel. To do that, we
15 did an educational program with the kids in the neighborhood
16 where they learned about the river that used to be and then
17 helped us design some sort of -- something that would bring
18 that river back at least in our minds and be a bit of open
19 space in that community. They focused so heavily on the
20 species that used to be there, the toads, and the butterflies
21 and hummingbirds that are now extrapaded. For that became a
22 big theme in this quarter mile section of river green way,
23 which about eight hundred and fifty thousand dollars for a
24 quarter mile of simply easement, so think about the cost
25 involved in that. The great toad gate stands at the entrance

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1 to this project. This is what you'll miss if you continue to
2 encroach in the flood plain. Developments are often named
3 after what they displace, and river park certainly will
4 displace both.

5 CHAIR BERGER: Thank you Ms. Winter. Sorry I
6 overlooked you.

7 Okay we can bring out Mr. Adamick if he'd like to
8 come back.

9 MR. HOGAN: Chair Berger, can I just interrupt real
10 quick.

11 CHAIR BERGER: Sure.

12 MR. HOGAN: On the issue of the pedestrian bridge, we
13 should know that we're still researching the feasibility of
14 that pedestrian bridge. We're hoping to have that -- actually
15 we'll probably have that for the July 20th planning commission
16 meeting. So I apologize for not putting that in the staff
17 report.

18 CHAIR BERGER: Thank you Jeff for letting us know.

19 MR. ADAMICK: Well thank you Chair Berger and members
20 of the commission.

21 Many issues that were raised and I'll try to cover
22 most of them. Several of them are going to be related to
23 future meetings and topics to discuss then.

24 But I think first and foremost, the issue concerning
25 the impacts of the apartment building from the noise stand

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1 point on the Emblem community. My recollection is that DEIR
2 did analyze that. On top of that, we make a commitment to the
3 folks that lived on Gavelin Drive to eliminate the grating on
4 the nose of that ridgeline which we have done. Part of the
5 commitment we made to them though was to construct a wall you
6 know from the terminus of that ridge line down to the
7 commercial area and landscape that as well, and we stand by
8 that commitment. And I think with that in place many of those
9 impacts that Ms. Pearson talked about would go away. Part of
10 that ridge line redesign as well push the buildings farther
11 away from the Emblem community.

12 I think in the area of oaks and oak preservation,
13 there are eighty-seven oaks trees on the site and the project
14 retains a vast majority of those oak trees in their present
15 location. Of the fifteen removals, now seventeen with the
16 revised park plan, fourteen of those trees are going to be
17 relocated on site. So, I just wanted to point that out that
18 retaining the oaks on that property is very important to us.

19 As far as the water availability issues that were
20 raised, you know, clearly the 29th is going to the right forum
21 to discuss those and I think you're going to have the experts
22 here to do that.

23 Concerning the river, we -- we believe with this
24 project that we have designed a project that retains a great
25 deal of the river, over three hundred and thirty acres of it.

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1 And that three hundred and thirty acres would be dedicated to
2 the City of Santa Clarita in conjunction with the project.

3 I think there were some statements made that the
4 project is you know all the benefits associated with the
5 project are related to the cross valley connector. I would
6 disagree with that. The cross valley connector is one of the
7 benefits. The project, you know besides the cross valley
8 connector, involves a substantial dedication of land to the
9 City of Santa Clarita. The construction of the neighborhood
10 park on five acres and the dedication of twenty-four adjacent
11 acres, totaling twenty-nine acres. The extension of trails
12 from the Bouquet bridge to Golden Valley Road, or the Golden
13 Valley Road bridge, I think there is a great deal that the
14 project brings to the table as far as benefits.

15 I think concerning -- concerning some of the
16 questions regarding the schools and impacts, the commission, I
17 know, has received two letters, one from the Hart District and
18 one the Saugus District indicating that -- that they are fine
19 and dandy with out full mitigation agreements that we have in
20 place. And I wanted to point something out as it relates to
21 the Saugus District. Our mitigation agreement is structured in
22 a manner that we actually mitigate what we create as far as
23 students. So we go back on our projects and with the district
24 and do an evaluation on what's being created as far as impact,
25 and that's what we mitigate to. We have built several schools

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1 for the Saugus District. North Park Elementary, Bridge Port
2 Elementary, there will be a school in West Creek and there may
3 be a fourth school. I think the idea today is that it is not
4 needed based on the generation that we have had with our
5 projects and the district has indicated their support in
6 writing.

7 I think as far as the issues concerning the general
8 plan and those types of things, I go back and say that based on
9 general plan land use designations on this property, this
10 development could look a lot different. You know, going back
11 to some of our first meetings, there -- based on existing land
12 use designations, you could develop up to two million square
13 feet of retail commercial, ten million square feet of office,
14 over three thousand units. We have a development here that is
15 consistent with the general plan from a land use stand point.
16 We are developing eleven hundred and eighty-three units and
17 only forty thousand square feet of commercial. That has a
18 ripple effect on traffic, on air quality, and all those other
19 items, and I go back to you know, looking at that existing land
20 use, those existing land use designations on the property. I
21 think the vehicle trips that were generated were about sixty-
22 eight thousand. This project generates thirteen thousand. So,
23 I think clearly there are a lot of benefits.

24 As far as truck traffic, the truck traffic, at least
25 my recollection of EIR was based upon the highway capacity

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1 manual which is the Federal Highway Administration, it's about
2 ten percent of the trips that are generated are truck traffic
3 and my recollection is the vast majority of those are local
4 trucks that are going to the grocery stores, et cetera. This
5 is not a truck route. That concludes my comments and if you
6 have any questions or anything else I can do. Thanks.

7 CHAIR BERGER: Thank you Mr. Adamick.

8 Okay, what we can do, in the past we've done this and
9 it works out all right. I'm open to whatever anybody wants to.
10 We can start off with each topic. The cultural and then talk
11 about that and then talk about traffic and then move on to each
12 issue. Or we can open up and people can just talk about
13 everything they want. What would the commission prefer?

14 COMMISSIONER OSTROM: I would prefer to go topic by
15 topic.

16 CHAIR BERGER: Perfect. If it's okay with staff,
17 we'll start with cultural. Okay, the comments, Vince.

18 MR. BERTONI: I'm just looking for direction from the
19 commission on cultural resources. What you're looking for, for
20 additional information or additional speakers. There was a
21 recommendation that we have some kind of review and I'm just
22 trying to figure out exactly as I said before, we already have
23 a study telling us that those are important sites. So, I think
24 it's more policy decision in terms of what do you with
25 important sites, do you preserve them or do you face tree

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1 excavation?

2 CHAIR BERGER: Okay, I'll start in the corner over
3 here if I could, Mr. Winsman.

4 COMMISSIONER WINSMAN: This is -- this is something
5 that has big impact way beyond this particular project. The
6 historical preservation of historically important sites here in
7 this community. So far the community has shown a preference
8 for tearing up, removing historical landmarks and then
9 relocating some place else to have a -- to create a historical
10 petting zoo. I think it's far more important that we leave our
11 culture and our historical sites where they are. That puts it
12 in context with the location and with our history.

13 Having said that, I think that that then would kind
14 of go into preserving the sites as they currently exist and I
15 think that the intention of the developers is to do that to
16 that great extent for those particular locations, am I --

17 MR. BERTONI: There's two sites that were deemed
18 important. One of them would be preserved in its location, the
19 other one would not be. And that's because that's the location
20 that the alignment of the Santa Clara Parkway. That's the
21 Santa Clara Parkway goes through part of that alignment, so in
22 lieu of that we do the phase three, which is basically a
23 salvage operation from us.

24 COMMISSIONER WINSMAN: Is that the site that's
25 already been to some extent archeologically impacted?

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1 MR. BERTONI: That's the one where -- it's not the
2 main site, there's the one that was the LAN 351 which is the
3 site which was more heavily habituated -- habitation. This
4 site was seen as kind of a secondary site, it may have actually
5 been the camp of just one family instead of multiple families,
6 instead of a larger members -- larger groups. So, it was
7 habituated less frequently with fewer people. It was figured -
8 - it was determined by our -- by the archeologist to not to
9 have the same significance as the other site which is going to
10 be completely preserved and in place.

11 COMMISSIONER WINSMAN: That would be my preference to
12 go along with what the recommendation for the current analysis
13 has been. To preserve the one site and deference to the other.
14 But still preserving as much as possible in its natural
15 location.

16 MR. BERTONI: Thank you Mr. Winsman. Diane?

17 COMMISSIONER TRAUTMAN: Vince is it -- is it the
18 strong recommendation of the archeologist to excavate, to do a
19 face re-excavation on that and why? And what are the arguments
20 for preserving it?

21 MR. BERTONI: Recommendation from the face to --

22 COMMISSIONER TRAUTMAN: Because you've mentioned that
23 he said both sites are significant. One may be less
24 significant but how less is less significant? Slightly less?

25 MR. BERTONI: What his recommendation is that

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1 mitigation be by avoidance and preservation, but if that's
2 infeasible that he recommended the phase three data recovery,
3 which is a salvage excavation conducted on that site. So his
4 primary recommendation is going to avoidance of preservation,
5 which I think is typical probably for most -- of all
6 archeologists and especially any of the native Americans. So,
7 that's his primary recommendation on that site.

8 COMMISSIONER TRAUTMAN: Then the question arises,
9 what would have to happen with Santa Clarita Parkway in order
10 to avoid that site? From downgrading it to a two lane road?

11 MR. BERTONI: No, I don't think that will avoid it.
12 I think you actually have to remove it.

13 MR. HOGAN: Santa Clarita Parkway actually --

14 COMMISSIONER TRAUTMAN: You'd have to remove the
15 entire parkway?

16 MR. BERTONI: The problem with it is that it has to
17 connect to the other side of the river and there's certain
18 requirements in terms of how you -- how much you can curve a
19 road in terms of there's engineering standards. So, where that
20 alignment is, it doesn't have a lot of wiggle room in it.

21 COMMISSIONER TRAUTMAN: If we downgrade the road
22 though and not connect it, because we're going to get into that
23 later I wanted to say more about that, but if we decided to
24 leave it as a roadway through that development, but not take it
25 as a bridge over the river --

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1 MR. HOGAN: I believe that would be, just not to get
2 too specific because of legal reasons, but again Mr. Bertoni
3 was talking about one of the sites that they are wanting to
4 preserve which is down in the southern end of the project site,
5 closer to Santa Clarita Parkway, that's kind of out the way of
6 Santa Clarita Parkway, so that's being preserved. They're not
7 touching that.

8 The other side, kind of is more north of that, on
9 more the upper mesa, up at the plateau which maybe you've seen
10 when you've driven Soledad, they use to farm up there. So a
11 lot of that area has been farmed right there. And Santa
12 Clarita Parkway basically goes right through there. As far as
13 radius and stuff and locations of the bridge, I think it would
14 be difficult -- it would have to be a total realignment --
15 probably involve possibly more grating because they'd be
16 utilizing that plateau, that mesa area for the road.

17 So, to answer your question, can we avoid the upper
18 site --

19 COMMISSIONER TRAUTMAN: Without great expense?

20 MR. HOGAN: Yeah, it would be very difficult.

21 COMMISSIONER TRAUTMAN: Okay, thank you.

22 CHAIR BERGER: Anything else Ms. Trautman?

23 COMMISSIONER TRAUTMAN: No, nothing else, thank you.

24 CHAIR BERGER: Tim Burkhardt.

25 COMMISSIONER BURKHART: I think Vince answered you

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1 know my questions on the issue they've already been given a
2 high level of recognition by, in fact the highest level of
3 recognition that possible so, bringing other people in simply
4 verified what we already have at the highest level. So, it's
5 policy decision now.

6 CHAIR BERGER: Great.

7 COMMISSIONER OSTROM: I think that I totally concur
8 with Tim on that.

9 CHAIR BERGER: Thank you, Vince.

10 All right next up we have traffic. Let's start --
11 Dennis I'll go back this direction.

12 COMMISSIONER OSTROM: On the Santa Clarita Parkway,
13 we talked about elimination and downgraded and the impact that
14 they would have and there really exists a situation on San
15 Canyon where provisions were made for a future road and they
16 went ahead and put curving and pavement in there and it looks
17 like it will never occur. And so, really what I was trying to
18 get at was maybe a third option would be to retain all the
19 right of way and retain the capability of having the you know
20 the largest you know, capacity Santa Clarita Parkway, but only
21 go in with two lanes, which would be the initial use and then
22 retain the right of ways, have them be like strip parks and
23 things like that and in the event that you might need them,
24 then you can have access to them. That's kind of what my --
25 what the alternative was that I was hoping for.

1 Otherwise, on the balance of the traffic issues,
2 nothing new cropped up and I think my questions have been
3 pretty well answered.

4 COMMISSIONER BURKHART: My primary questions were on
5 the cost of the cross valley connector in relation to doing the
6 project, not doing the project and I thought the staff report
7 information was real helpful there.

8 With regard to Santa Clarita Parkway, I'm -- I like
9 what Dennis is saying about the idea of preserving the right of
10 way. I hate to give away the future plan for a road, something
11 that you know people sitting here twenty-five years from now
12 would say what were those knuckleheads thinking when they
13 changed the you know the transportation element of the general
14 plan for that. In terms of this project it doesn't appear to
15 me that it's needed or necessary or even an enhancement to this
16 project, but I'd hate to eliminate it from the plan and you
17 know cause a change in the -- in the general plan as a result
18 of that.

19 CHAIR BERGER: Thank you very much Commissioner
20 Burkhardt. Commissioner Trautman.

21 COMMISSIONER TRAUTMAN: Well I agree. I think that
22 we're so far away from knowing whether that roadway is going to
23 be needed. So, I wanted to know what would happen downgrading
24 it to two lanes and it makes sense perfectly to retain that
25 right of way. And also distance because you know it's been

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1 stated, it is in the staff report for the noise element which
2 we'll get into later and Mr. Adamick also said it too, well,
3 you know we're building this, we've done in other areas of the
4 city where we've built it out -- we've built the roadways out
5 and the noise is there and the noise -- outdoor noise is above
6 the standard the city has set. Why -- why should we start --
7 continue to do the same thing? I don't think we should do that
8 so we would want to have some sort of a right of way easement
9 that would also have some sort of a buffer zone from those
10 homes in the event that we do decide to build that roadway out.

11 But, I think that looking at the map and looking at
12 those two bridges going over the river, it's detrimental to the
13 river. I don't it's going to be necessary. They almost
14 parallel one another down to the 14, which is already
15 congested, and I think it's going to be a long time before you
16 get a lot of people to agree with even taking Santa Clarita
17 Parkway from the northbound -- I'm sorry the southbound Bouquet
18 Canyon Road over the hill again too. So we ought to leave that
19 out of the equation all together.

20 Maybe at some point that parkway could key into
21 Newhall Ranch Road, the cross valley connector and pick up
22 south of the river, south of Soledad and head south or where
23 ever else it needs to go. But for now, I don't think it's
24 needed. I think we need to look at downgrading it
25 significantly.

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1 I'm looking back at the comments that are made here
2 in the staff report. Has staff ever evaluated the Santa
3 Clarita Valley consolidated or traffic model system to
4 determine if prior forecasts have been accurate?

5 MR. HOGAN: This is where we have both Ian Perry from
6 the city's traffic division and Terry Austin. Ian could answer
7 the question.

8 MR. PERRY: Chair Berger, members of the commission,
9 Ian Perry with the city's traffic division. I'm sorry could
10 you repeat the specific question.

11 COMMISSIONER TRAUTMAN: Yes, I was asking if staff
12 has ever evaluated the Santa Clarita Valley consolidated
13 traffic model system to determine if the prior forecasts have
14 been accurate.

15 In other words you're using the modeling system and
16 you've used it for other projects, has it been accurate in
17 predicting the traffic?

18 MR. PERRY: Generally, yes. We update the model
19 every few years. In fact, Terry Austin with Austin Faust is
20 here and he can probably speak to that a little better. They
21 just underwent a major overhaul of the consolidated traffic
22 model, both for visiting conditions and for future conditions
23 and actually I've got a big box of paper and discs just last
24 week that I'm going to pouring through over the next month or
25 so with all those enhancements and updates. So he could

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1 actually address probably specifically what was done and how
2 well over the years it's been tracking growth and traffic in
3 the valley.

4 COMMISSIONER TRAUTMAN: Okay, so it's possible then
5 that that could have an impact on what we're looking at here as
6 far as remodeling to determine it -- if the numbers would
7 change? Because you're looking at a revision on this?

8 MR. PERRY: Well the revisions are more enhancements
9 and fine tuning. There shouldn't be anything drastic or
10 significant or major that would cause a major shift in, for the
11 example, the number of lanes on Soledad or Bouquet and so on.

12 COMMISSIONER TRAUTMAN: Okay. I may have -- had
13 another question here for you also. Excuse me.

14 The ninety percent figure that I raised before that's
15 quoted for trips staying in the valley, it seems to me it
16 represents one scenario because you staff talks about in the
17 report here sort of a range of two out of four -- two to four
18 trips out of approximately ten trips being work related and I
19 believe the statement is made in the DEIR that most of the
20 trips that are work related would be outside of the valley.
21 So, it really is more like a range, so I think ten percent
22 going out of the valley is sort of the best case scenario,
23 wouldn't be a range of ten to twenty-five percent, something
24 like that?

25 MR. PERRY: Well, ten percent is probably average to

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1 the nearest maybe five percent. I mean it's kind of a round
2 figure. But, you're right. If you break it out per industry
3 wide standards and surveys, a single family home generates
4 about ten vehicle trips a day and if you think if there's one
5 adult commuting, that's two work trips. If you both adults
6 commuting that four work trips, so at the most, you have twenty
7 to forty percent work trips.

8 The other sixty to eighty percent are non-work trips,
9 those being shopping school, would likely be in the valley,
10 would stay in the valley. And then of the twenty to forty
11 percent how many stay in the city, how many go outside the
12 city. I think in the past ten years, the city has undergone a
13 rather dramatic shift in the Johns Housing balance and I think
14 if, in fact, we've probably already asked the people in this
15 room who lives and works in Santa Clarita, I think you'd be
16 surprised what the percentage would be. I think to say at
17 least fifty percent if not more the people in the valley work
18 in the valley would be a fair assumption, and that would get
19 you in the ten to teens range.

20 COMMISSIONER TRAUTMAN: Okay, let's see.

21 All right, well we did talk about what my questions
22 were about Santa Clarita Parkway was asking about what would
23 happen to downgrade to two with the southern terminus of the
24 project, ending it there, and -- but I don't think we really
25 need to even get into study to find out what happens south of

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1 Soledad at this point.

2 Is Santa Clarita Valley Parkway scheduled to bridge
3 over Soledad or is it suppose to connect at the current grad?

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4 MR. PERRY: I believe that issue hasn't been
5 determined yet. In traffic studies for projects as part of
6 EIR's I've been consistently asking for both scenarios to be
7 analyzed because it hasn't been determined yet.

8 COMMISSIONER TRAUTMAN: Okay. Thank you, Ian.

9 MR. PERRY: Okay.

10 COMMISSIONER TRAUTMAN: And I just want to mention
11 that I know there this -- the comment in here that -- and the
12 question was if we're looking at the roadways and the wider
13 roadways and having to accommodate handicapped or elderly
14 people, what does that do to the traffic, but I just want to
15 state that even though it won't affect the operation of the
16 roadway, I don't think it's necessarily smart growth to have
17 these huge, huge roadways cutting through where people who are
18 not as well able can't cross. So, those are my comments on
19 traffic. Thank you.

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20 CHAIR BERGER: Thank you Ms. Trautman. Mr. Winsman.

21 COMMISSIONER WINSMAN: Thank you. The Santa Clarita
22 Parkway issue, is it -- is it not true that the county is
23 currently utilizing the unused unbuilt capacity of Santa
24 Clarita Parkway to approve further development of up past
25 Bouquet Canyon?

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1 MR. PERRY: Well obviously yes to the extent that the
2 same way we are. It's part of their build out network for the
3 valley, just like it's part of our build out network for the
4 valley, so when we look at future elements and future projects,
5 in the long range scenario build out condition, we assume it to
6 be in place. And I would assume that they'd do the same thing.

7 COMMISSIONER WINSMAN: Would downgrading it from a
8 six lane major highway to a secondary four lane highway have
9 any significant impact on that capacity to approve developments
10 further north?

11 MR. PERRY: You mean a permanent downgrade?

12 COMMISSIONER WINSMAN: Yes.

13 MR. PERRY: Not four lanes with the future of six
14 still being an option?

15 COMMISSIONER WINSMAN: Correct.

16 MR. PERRY: Well I guess the -- the question is do
17 downgrading roads limit development and the I think the answer
18 to that question probably is no.

19 I mean we see a continual growth in this city in the
20 valley, both within the city and in the county, you know, and
21 we're generally always playing catch up with our roadway
22 capacity to accommodate that growth. It seems more like the
23 growth drives the roads, not the other way around. And so, I
24 would think not.

25 Looking at the projections in the model, Santa

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1 Clarita Parkway shows to carry about thirty thousand per day
2 whether it's at four lanes or six lanes.

3 However, what happens is, the -- there's about four
4 thousand ADT difference. When you go from six down to four it
5 drops by about four thousand ADT. Four to five thousand ADT.
6 That additional traffic that has to shift and go somewhere
7 else, some shows up on Bouquet. Some shows up on Soledad.
8 Some shows up on the cross valley connector. And what you have
9 is a system that is already right about the breaking point,
10 much like it is today. And so any additional traffic shift
11 onto already overburdened facilities just makes the condition
12 that much worse.

13 COMMISSIONER WINSMAN: That's kind of what I thought.
14 Then the ancillary question to that is how much does it figure
15 in to this whole development equation for that northern part of
16 Bouquet Canyon development? Does the Golden Valley Parkway
17 north of this project come into play, that I understand goes to
18 the development that's already approved by the county.

19 MR. PERRY: I'm sorry, can you --

20 COMMISSIONER WINSMAN: Golden Valley Road --

21 MR. PERRY: Yes.

22 COMMISSIONER WINSMAN: Will still extend from this
23 project north to Plum Canyon --

24 MR. PERRY: Correct.

25 COMMISSIONER WINSMAN: -- has that been taken into

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1 consideration as an alternative for traffic as well.

2 MR. PERRY: Well that's already in the future network
3 for the general plans. So it's in there. Now, there is not a
4 scenario in the sitting for this project with that northern
5 Golden Valley Road extension removed.

6 COMMISSIONER WINSMAN: I don't think it can be
7 because is there not a project that's already approved by the
8 county that's in place?

9 MR. PERRY: Correct.

10 CHAIR BERGER: Thank you Commissioner Winsman.

11 COMMISSIONER TRAUTMAN: I'm sorry, I have one more
12 question.

13 I understand what you're saying about the growth
14 driving the roads, but are you saying that if the committed to
15 a downgrade on this roadway, the county wouldn't have to take a
16 look at any projects based on the city's roads and what we're
17 committed to with the road and say this project has to be
18 modified? That they'd still --

19 MR. PERRY: Well, I really can't count on what the
20 may or may not do --

21 COMMISSIONER TRAUTMAN: I know, you can't count on
22 what they would do, but I mean isn't that a consideration with
23 growth of saying this is what we're locked into if that's what
24 we say we're committed to and that's one valley one vision and
25 we're saying this is what we want, isn't that something we're

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1 asking them to take into consideration when the approve
2 projects up the road.

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3 MR. PERRY: Well I guess the question -- I'll respond
4 with a question and this might be a question that Fred Falstad
5 or somebody in planning can respond to is, has road limitations
6 in the past inhibited county growth?

7 COMMISSIONER TRAUTMAN: Okay, I know the answer to
8 that, thank you very much.

9 CHAIR BERGER: Thank you Mr. Perry.

10 Okay, we went through traffic here, do we want to
11 make recommendations or suggestions to staff on this. Anything
12 we need back from them?

13 COMMISSIONER WINSMAN: I'd kind of like if there's
14 someway we can incorporate Tim's and Dennis' concept of not
15 downgrading the road, but perhaps paving to a smaller size at
16 this juncture and leaving some green space there might be
17 advantageous. If there's some way we can do that economically
18 and to the benefit of the city.

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19 COMMISSIONER TRAUTMAN: I'd like to suggest that
20 along with that we consider some sort of a buffer to deal with
21 any additional noise. It doesn't have to be a large buffer,
22 but something to deal with the additional noise level that
23 comes off the street that is four or six lanes, if somewhere
24 down the line we're going to do that.

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25 CHAIR BERGER: Okay. Dennis, good with that?

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1 COMMISSIONER OSTROM: Yeah, that's what I'd suggest.

2 CHAIR BERGER: Great. Any other comments with
3 traffic?

4 Okay if everyone's still good? Anybody need a break?
5 Just five minutes. Make it real quick and just -- that would
6 be great. Thank you very much.

7 (The Commission Recessed at 10:07 p.m., Until 10:12 p.m.)

8 CHAIR BERGER: Okay. Welcome back. We want to go
9 step back one second on traffic. Commissioner Trautman has a
10 couple of more questions.

11 COMMISSIONER TRAUTMAN: Yes. Thanks for sticking
12 around, sorry about that.

13 If the bridge for Golden Valley Road for the cross
14 valley connector the bridge over the river, is that to be built
15 to transform six lanes later?

16 MR. PERRY: Yes.

17 COMMISSIONER TRAUTMAN: So it will be built with the
18 capacity in it without having to go back and build it --

19 MR. PERRY: It's being built with a width of four
20 lanes through it and the substructure to support six lanes.

21 COMMISSIONER TRAUTMAN: All right. So you won't have
22 to go back into the river bed to --

23 MR. PERRY: Correct.

24 COMMISSIONER TRAUTMAN: Okay, good.

25 All right, so in the process of -- in processing the

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1 information about the vehicle mix on the six lane Newhall Ranch
2 Road extension, based on Federal Highway Administration Highway
3 Capacity Manual, did Staff consider that this is, at least the
4 last time I look in the circulation element, it is still
5 designated as a truck route and that it's likely to be carry
6 trucks between two different freeways. We're talking about 126
7 connecting the 126 with the 14.

8 Surely that has to -- has to do with a greater mix of
9 truck traffic than just what you find on everyday road, you
10 know, throughout the valley. Isn't that considered in your
11 calculation?

12 MR. PERRY: Well our expectation is the amount of
13 truck traffic on the crest line connector might be very similar
14 to the amount of the truck traffic currently on Soledad, which
15 seems similar to the truck traffic on most the arterioles in
16 the city. Per our circulation element, we don't have specific
17 designated truck routes like some cities have. Any of
18 arterioles, both major and secondary are truck routes.

19 COMMISSIONER TRAUTMAN: So, are there -- what would
20 you say about the movement of trucks though -- maybe larger
21 trucks or something going around Santa Clarita coming down the
22 5 and then going and hooking up with the 14 south of the
23 junction. Is that happening frequently? Does it have to do
24 with the size of the vehicle?

25 MR. PERRY: I really don't have any specific

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1 information on current truck movements or patterns. But maybe
2 I can answer it this way.

3 Before I came in with the city, I was with a
4 consultant team that actually looked at, back over ten years,
5 the now deleted north valley bypass expressway that the council
6 voted no on many many years ago. And there was a concern among
7 the committee that that would be bringing in large amounts of
8 traffic from outside the valley and using the model we did some
9 analysis and found that over eighty percent of the traffic on
10 that roadway was local traffic with either an origin or
11 destination within the valley. And I think the same science
12 can be brought to the cross valley connector, even I don't have
13 specific numbers.

14 COMMISSIONER TRAUTMAN: Okay. Okay, and then I just
15 wanted to verify then as far as the -- the figure that was used
16 for modeling the traffic for this project, staff has pretty
17 much said in this report that you're using the same cumulative
18 population for the traffic calculations as for the population
19 housing and employment. So, you're still using the four
20 hundred and forty-three thousand six hundred fifty-eight
21 residence, right? For both calculations?

22 MR. PERRY: Yeah, I think there's a little confusion
23 in EIR because different sections use different sources of data
24 and the traffic in the circulation section which then goes into
25 the air quality and noise use the model which we just have kind

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1 of generic terms assigned to it. We have the intra year
2 (phonetic) model and build out year model, we never put
3 specific years on them, but it's always been generally assumed
4 that the intra year model is kind of a five to ten year time
5 frame, a kin to twenty ten and the build out model is a twenty
6 to twenty-five year time frame, a kin to twenty, twenty-five,
7 twenty-thirty. And so there for it is consistent with the SCAG
8 Regional Forecast which are also the same 20/25 20/30.

9 Also, our model connects to the outside world if you
10 will, at specific connection points, 5 to the north and south,
11 the 14 to the north and south, Sierra Highway and so on, and at
12 those connection points we use data from the SCAG 20/25 20/30
13 model.

14 COMMISSIONER TRAUTMAN: Okay, so those have been used
15 throughout really?

16 MR. PERRY: Correct.

17 COMMISSIONER TRAUTMAN: Okay, all right, thank you.
18 I believe that's it. Thank you Ian.

19 MR. PERRY: You're welcome.

20 COMMISSIONER TRAUTMAN: Just -- I wanted to just
21 mention that you stated in here as far as the enhancements to
22 the bridge abutments that there would be costs associated. Can
23 you present to us in a future time what those costs comparisons
24 would be for enhancing the abutments on the bridges?

25 I recognize that they look the same throughout the

1 city, but again, just because we've done it before doesn't mean
2 we can't do it better. So I would like to see what those cost
3 comparisons would be.

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4 MR. HOGAN: We can get that -- try to get that.

5 COMMISSIONER TRAUTMAN: That's it for me, for
6 traffic. Thank you.

7 CHAIR BERGER: Okay, you're welcome. Let's talk
8 about noise. Rick?

9 COMMISSIONER WINSMAN: Any questions that I had have
10 been answered here.

11 CHAIR BERGER: Very good. Ms. Trautman.

12 COMMISSIONER TRAUTMAN: You know, I was looking on
13 the noise element that was prepared and it's not related to
14 this project but I'm -- I was kind of stunned to see that there
15 is a -- you've got future contours for Orchid Village Road, are
16 you talking about actually some time in the future building
17 that roadway out and -- and taking that private property?

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18 MR. HOGAN: Are you talking about in the exhibit?

19 COMMISSIONER TRAUTMAN: Yes, in the exhibit.

20 MR. HOGAN: He knows it's more to show that -- what
21 could be existing or in the future as traffic increases. It
22 just said in a separate exhibit that was giving the planning
23 commission and idea what would look similar to Newhall Ranch,
24 which is Old Orchard, and McBean is on there too. So, it's
25 just giving disbelows going into the residence.

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1 COMMISSIONER TRAUTMAN: Okay, I was just curious if
2 staff is actually considering doing that some time in the
3 future because that would mean a lot of property acquisition.

4 MR. HOGAN: Yes.

5 COMMISSIONER TRAUTMAN: And again, I'm going to come
6 back to the noise issue again along Newhall Ranch Road and I
7 have to say that just because we have other roadways in the
8 valley that have unacceptable levels of outdoor noise for
9 residences, I don't think we should duplicate that problem
10 elsewhere. So I'd really like to take a look at possibly
11 providing some sort of a buffer so I'd like to know what kind
12 of a distance would be needed for that buffer to reduce that
13 noise, that outdoor noise level for the residences along
14 Newhall Ranch Road.

15 MR. HOGAN: I think we have -- one of the
16 alternatives is a noise alternative that -- that project would
17 comply with the noise alternative. So, maybe we can come back
18 and maybe show you -- summarize that in more of a written form,
19 but we do have noise alternative that has a project complying
20 with the noise. It significantly reduces units and pushes the
21 project significantly back from Newhall Ranch and Santa Clarita
22 Parkway.

23 COMMISSIONER TRAUTMAN: That's one of the existing
24 alternatives?

25 MR. HOGAN: Yes.

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1 MR. BERTONI: Maybe when we discuss, if you want to
2 discuss the alternative analysis. We've discussed that at a
3 previous meeting.

4 Yeah, I guess if we're talking about noise tonight, I
5 mean it's in the EIR it's in the alternative analysis portion
6 of EIR, so if -- is there -- do you want to just kind of read
7 through that and see if we actually need -- I mean --

8 COMMISSIONER TRAUTMAN: Is it reducing it to the
9 acceptable levels of the city guidelines?

10 MR. BERTONI: Yes. That's what that -- the whole
11 alternative is to reduce down to acceptable levels under the --
12 under that, so I guess, the question is I guess you know if
13 maybe what we should instead of -- or preparing a whole other
14 topic on it, want don't you read through it and if you're still
15 not you know, if you still have any questions we can bring that
16 back later.

17 I just think that that's -- it's already done. It's
18 in the EIR, it's in the alternative analysis, which is really
19 -- will be part of your decision making when we come to kind of
20 the end of the line.

21 COMMISSIONER TRAUTMAN: All right. And we're looking
22 at all these different alternatives though, but we're -- we
23 have the option of creating a totally different alternative?

24 MR. BERTONI: Correct.

25 COMMISSIONER TRAUTMAN: Yes. All right, thank you.

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1 Yes, thank you. That's it for noise for me.

2 CHAIR BERGER: Commissioner Burkhardt.

3 COMMISSIONER BURKHART: I'm good.

4 CHAIR BERGER: Commissioner Ostrom.

5 COMMISSIONER OSTROM: All these buttons are red.

6 I was just wondering where did that sixty decibels
7 come from? Is that a city thing or is that a federal, state,
8 county?

9 MR. HOGAN: I believe it's part of our own noise
10 element.

11 COMMISSIONER OSTROM: So there all noise elements?

12 MR. HOGAN: Yes, I think -- we've probably based it
13 on the county's -- what the county had. So as far as where it
14 originated from, most likely just adopted with the county, what
15 the county had.

16 COMMISSIONER OSTROM: So actually I think that we can
17 probably go to the county and see what the impact of this would
18 be the new development?

19 MR. HOGAN: Are you asking where we deem these
20 thresholds for -- on the decibel of sixty, sixty --

21 COMMISSIONER OSTROM: Yeah, I was wondering where
22 that came from and what -- where else is it used. I just want
23 to see what the implications are.

24 You know, my own thought on that is that I really
25 think that these noise levels really need something if you're

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1 going to putting like a freeway through an existing area where
2 the people that move, I mean they're already living there and
3 you're establishing a road but if you are creating a
4 development, a relatively high dense suburban development and
5 people come in with the you know the road there, I mean, to me
6 -- I'm just saying are we constraining ourselves from the stand
7 point of the development, I just saw a development over in San
8 Canyon where four houses went right up next to a railroad, and
9 these -- I mean they knew it. And it was almost sold as a
10 positive thing. I used to live off Cold Water Canyon, that
11 house tripled in value since I moved from there. I -- you
12 know, it -- noise -- some people go to concerts and they're
13 hearing decreases with age type thing because it's so noisy.
14 Is it -- it's bad to lose your hearing but people go into it
15 voluntarily and understand that when you -- when your city is
16 getting larger that sometimes you're going to -- you aren't
17 going to have the quietness of a countryside.

18 And I'm just worried that if we start balancing off
19 the you know the housing with the -- again this is sort of a
20 new thing because we're not increasing the noise, the real
21 noise. What we're doing is that we're increasing our
22 understanding. We have another way of measuring it, we have
23 another way of modeling it, or whatever. But all of our
24 development in the past, all through the San Fernando Valley,
25 all through the civilized world, still you know if we put up a

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1 house near a car, you're going to get a certain amount of
2 noise. And the main thing is, it's going to get less because
3 you're going to be getting more hybrids and more electric cars
4 and things like that and most of the noise comes from the
5 exhaust.

6 So, I -- you know -- and I brought this up last time,
7 I'm really concerned that this is just another thing like you
8 know pollution, being the more accurate you can measure
9 something, the more that you -- you know you tend to find. You
10 get down into the molecular level and you're going to find
11 things there you never dreamt you're going to find. And as we
12 improve our models, we're going to wind up finding out things
13 that we didn't know with the more crude models, but life goes
14 on. We have a whole city which is living with the old rules in
15 the current sounds that really haven't changed. That they
16 think are going probably get less.

17 MR. HOGAN: Mr. Ostrom, we have Tom Worthington here
18 from Impact Science if you wanted to expand on --

19 COMMISSIONER OSTROM: Yes, what I would like to
20 understand is because all at once we're jumping on to a
21 different criteria that's moving in a faster or slower
22 direction that different -- it's a dislocation here and nothing
23 has changed except for the model, or the -- our measuring
24 ability or our ability to understand it. If all at once we
25 were increasing the sound, I'd say yeah, woah, let's back off,

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1 but really what we're doing is we're putting in a community and
2 probably in the community, if anything, it's going to be
3 quieter than the similar communities in the past, with the same
4 proximity to the roads.

5 MR. HOGAN: Maybe Tom can --

6 MR. WORTHINGTON: You asked a question about the
7 criteria that's used and that the noise element is based on and
8 that's -- I think the root of that is the state noise
9 capability guidelines. Why I want to say almost two decades
10 ago, I could be wrong, give or take a couple of years, the
11 state endeavored to identify what an acceptable range of noise
12 level would be for various circumstances, whether it be a rural
13 area or a suburban area versus an urban area. And they
14 provided a range of acceptable noise standards or noise levels
15 and then a conditionally acceptable level of noise standards
16 and an unacceptable level of noise standards. And I think they
17 gave that range because noise varies based on the listener.
18 It's not a specific number.

19 However, with that said, at some point you've got to
20 pick and if you use those guidelines and consider the
21 acceptable noise level range, the sixty decibels that you
22 discussed is for a single family residential area. That's the
23 maximum noise level and then it rises based on the density.
24 So, if you go to multi-family it rises to sixty-five. These
25 are exterior noise levels we're talking about. Commercial

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1 rises up to seventy to seventy-five and industrial to eighty.
2 So, they are sensitive to the types of uses that they're
3 adjacent to.

4 COMMISSIONER OSTROM: Okay. I've heard every word
5 you said, but I were -- tomorrow I won't be able to repeat or
6 re-make anything out of it from the stand point of what I'm
7 trying to get out of, and that is is that in other areas say of
8 the county or the state which has a similar ordinance, do you
9 see like broader roads, do you see larger lots, do you see --
10 or do you find houses with ten inch thick walls out to the
11 street or -- is there anything different?

12 MR. WORTHINGTON: I think that they pretty much
13 mirror each other community to community. You've got some
14 streets that are very wide, but I can't say -- there are some
15 circumstances, I'll rephrase that, some circumstances where
16 there is an effort to have noise buffers and have wide streets,
17 but I believe that that's fairly rare. Most of the time
18 residences, if we're talking about residential uses primarily
19 are built fairly close to the roads and you see very commonly
20 walls that are built up next to it, and then you see the homes
21 having limited number of windows on the side of the home that
22 faces the road and that's because that's a leakage point, if
23 you will, in the construction of the home. However, that's
24 improved over the years. You have double paneing of windows,
25 all of those things, added insulation on the side of the

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1 building facing the road, all those things speak to people
2 finding ways to keep land uses and roads fairly close to one
3 another.

4 So, I think it depends on the development, it depends
5 on the city, but I don't think that Santa Clarita is at all
6 uncommon when it comes to residential noise or urban or
7 suburban noise levels. I think you can find that in almost
8 every community where you've got louder roadways, more trucks,
9 less trucks close to the road, farther away from the road.

10 I don't think noise drives, at least in my opinion,
11 lot size. At least I haven't really seen it affected.

12 COMMISSIONER OSTROM: Well see what I was trying to
13 figure out was that the re-enforcing of one -- one way to
14 recognize the existence of this criteria is to just eliminate
15 houses that in the higher than sixty decibel range.

16 MR. WORTHINGTON: That's right.

17 COMMISSIONER OSTROM: You could just boom do that.
18 And what you do is you eliminate housing opportunity, you raise
19 the price of houses and because of the market forces and things
20 like that. And I was just wondering are -- is there like --
21 and I think I answered it -- are there other communities faced
22 with the same choices that we have that that make the choice as
23 a rule to eliminate houses in the higher than sixty decibel
24 range?

25 MR. WORTHINGTON: They have.

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1 COMMISSIONER OSTROM: There has been? Now where is

2 --

3 MR. WORTHINGTON: At least in my involvement. In
4 Ventura County it has been done. I know in other portions of
5 LA County, not in the unincorporated county, but in cities.
6 We've had buffers incorporated in projects of twenty-five feet
7 as a result of noise. Railroad noise, the same thing. We've
8 had homes --

9 COMMISSIONER OSTROM: Freeway noise, you see that all
10 the time.

11 MR. WORTHINGTON: Absolutely. Or, in contrast, you
12 can have walls built up, burms built up, there's all sorts of
13 things that are done. And I think in twenty years I've seen
14 probably the whole wide range of those things and -- frankly it
15 hasn't changed a whole lot in twenty years. You know, it is
16 what it is, and some communities accept it and some don't. But
17 I --

18 COMMISSIONER OSTROM: But I understood that this was
19 dropped on us because of some new modeling or some new
20 measurement and that's the reason why we have existing suburban
21 areas that have the -- that this wasn't an issue. And if you
22 go back and look at it you begin to see that, oh yes well we do
23 have high, you know, higher decibel ranges in there then the --
24 then the "allowables," quote unquote.

25 MR. WORTHINGTON: Well, I think -- I think we went

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1 over this before. The models are certainly becoming more
2 sensitive, and as you are able to add more and more variables
3 into the models and as there more quickly calculating the
4 affects of these variables, instead of having noisy models run
5 all night for example, you can now do it in a matter of
6 seconds, and add twenty-five or thirty more variables. You can
7 add varied topographies so you can get real good sense of how
8 that contour line is going to move, instead of having it be,
9 you know, straight. A lot of that has to do with topography
10 and intervening structures, but I don't think the noise has
11 changed. I think the measuring tools have changed.

12 COMMISSIONER OSTROM: Yeah, all right, thanks.

13 CHAIR BERGER: Thank you very much Tom.

14 MR. BERTONI: I'm sorry Chair Berger, if I can just
15 clarify one thing --

16 CHAIR BERGER: Oh sure.

17 MR. BERTONI: -- one answer we gave her, Diane
18 Trautman.

19 Can I ask him about a map and some lines and I
20 believe that Commissioner Trautman may have been looking at
21 some contour lines of existing noise contour lines and future
22 noise contour lines along Orchard Village Road and I think --
23 we got the impression that we're looking to actually widening
24 the road and what that isn't actually a physical widening of a
25 road, what's it's talking -- these are going to be the noise

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1 levels as you go a certain distance out from the road, and in
2 the future as traffic increases on the road, those noise levels
3 will encroach further away from it.

4 So, it's not a physical widening of the road, it's
5 just a measurement of noise in the future as you expect traffic
6 to increase on that roadway. So it wouldn't be a physically
7 increase --

8 COMMISSIONER TRAUTMAN: Okay, so there is no
9 discussion because I remember when it was talked about adding
10 more lanes to McBean Parkway that there was also discussion
11 about --

12 MR. BERTONI: Yeah, that's nothing to do with
13 actually widening any roads, it's just taking the existing
14 roads and the existing within the existing limits right now, so
15 it's not physically like taking down, I mean, with the road you
16 are talking about, you'd actually have to take down houses to
17 widen it, so it's nothing like that. It's just -- say, within
18 that existing area, this is what -- this is what the traffic is
19 going to be like in that area. That's the future traffic.

20 COMMISSIONER TRAUTMAN: Okay. All right. So, all
21 right then, what --

22 MR. BERTONI: As always, you model, you try to model
23 the worse case scenario, that's why it's looks so --

24 COMMISSIONER TRAUTMAN: All right. But then in that
25 model when you are looking at the future contour and you're

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1 looking at sixty decibels, what does that make the current
2 sixty level? Does that take it up to seventy?

3 MR. BERTONI: I believe what you're looking at, and
4 Jeff Hogan probably has that -- that map out, you're probably
5 looking at a general plan build up, assuming that's what those
6 contour lines are? Yeah, it's probably -- it's a general plan
7 build out, so whenever the general is built out, it's a look at
8 the ultimate traffic capacity at the build out of a general
9 plan and the build out of a general plan roadways. I'm going to
10 say that's my assumption of what you're looking at. Yeah,
11 that's what that is. Is that clear?

12 It's basically looking you know, when the entire area
13 -- valley is built out and you have all the roadways in place
14 and all the traffic we've seen on the roadways, that's where
15 you're showing where the -- what those decibels are going to be
16 at that location.

17 COMMISSIONER TRAUTMAN: Okay. But this yellow line
18 shows sixty decibels currently. This is the current contour.
19 This is where they are --

20 MR. BERTONI: Yeah but -- I believe yellow is current
21 and pink is built general plan build out.

22 COMMISSIONER TRAUTMAN: Right at build out. But then
23 what does that mean to those homes that are abutting that are
24 now at sixty decibel levels, where does that take them?

25 MR. BERTONI: It takes them at -- what's the number

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1 listed on there?

2 MS. HARDY: It's -- the depiction is incomplete. We
3 can look into that. Basically what it's saying is to get to
4 that residential noise level you have to move further away from
5 the roadway and it's not clear as to exactly what the number
6 would be at the roadway.

7 COMMISSIONER TRAUTMAN: All right.

8 MR. BERTONI: And it's -- but again, it's future for
9 the whole, you know, for the whole valley build out. So I
10 think that --

11 COMMISSIONER TRAUTMAN: Well, we're talking about
12 roadways and alleviating pressure and traffic and all of that,
13 so I'm just looking at where we're taking other roadways as we
14 do build out.

15 COMMISSIONER OSTROM: What I would like to see -- I'd
16 like to see the -- is that in the UDC, the -- in terms of the
17 sixty decibels -- I'd like -- if it isn't, I'll go look it up.

18 MS. HARDY: That's correct, we do have a noise
19 ordinance which specifies the sixty decibels.

20 COMMISSIONER OSTROM: Okay. I just want to make sure
21 that we're -- I mean we have to specifically say then that's --
22 that's basically acceptable. Just like you know some -- you
23 know the clearances between buildings and things like that.
24 Okay, so --

25 CHAIR BERGER: Okay, if I can --

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1 MR. HOGAN: As the project stands, you'd be adopting
2 a statement overriding consideration for that so it's not
3 necessarily -- well, if you're saying that you're accepting
4 those existing feature levels, you're still having to do the
5 same statement of overriding consideration for that -- for the
6 project. It's unavoidable impacts. I just want to make sure
7 that you're aware of that.

8 COMMISSIONER OSTROM: What was that again?

9 MR. HOGAN: With the project as is currently stands,
10 you'd have to be adopting a statement of overriding
11 consideration for noise.

12 COMMISSIONER OSTROM: Yeah.

13 MR. HOGAN: All right, that's what I mean.

14 CHAIR BERGER: Thanks.

15 Okay. Any other questions or comments to bring up on
16 noise?

17 Park sites. Parks and recreation. Where do we start?
18 Tim, I'll start with you.

19 COMMISSIONER BURKHART: I thought that there was a
20 good staff presentation in the book regarding the issue of the
21 relocation of the trees and clearly relocating the trees, based
22 on the oak tree specialist report, relocation is the preferred
23 means and, you know, in view of a park and kids playing and
24 safety and all of that, I think we're lucky to be able to save
25 the trees period. And I thought staff did a good job

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1 explaining the interaction with the developer, the parks and
2 rec committees and everything else.

3 CHAIR BERGER: Okay, thank you. Dennis?

4 COMMISSIONER OSTROM: No, I really don't have
5 anything to add.

6 CHAIR BERGER: Okay, thank you. Mr. Winsman?

7 COMMISSIONER WINSMAN: Just that I -- I -- the
8 revised park plan that the park's commission recommended I
9 think is far superior and I think the concerns were addressed
10 very adequately.

11 CHAIR BERGER: Great, so do I. Ms. Trautman?

12 COMMISSIONER TRAUTMAN: I just wanted to ask where
13 the five homes were relocated that were removed for -- to
14 provide additional street frontage?

15 MR. HOGAN: I wish I had my power point, I could show
16 you on that -- the network went down.

17 COMMISSIONER TRAUTMAN: Because it looked like there
18 were already lots across the street that were home sites.

19 MR. HOGAN: Yeah, on the north side adjacent to the
20 park -- what we did was -- they basically just repositioned
21 those lots and brought them on the south side of the road.
22 They moved the road up closer to the park creating the five
23 lots. So, right now you have the five lots adjacent to the
24 parkway -- or adjacent to the park, they took those out, moved
25 the road closer to the park, and brought the lots on the other

1 side.

2 COMMISSIONER TRAUTMAN: And just put them on the
3 other side, okay. And how was the drainage to be reestablished
4 on the other side of the park? Is it -- is it a concrete
5 drainage ditch, is it more natural drainage ditch or --

6 MR. HOGAN: I believe that it will be some sort of
7 enhanced drainage way. It's not going to be concrete. I don't
8 know if they're --

9 CHAIR BERGER: We can ask Mr. Adamick if you'd like.

10 MR. HOGAN: Yeah, let's ask the applicant. I don't
11 know the exact specifics on that, enough to --

12 CHAIR BERGER: Ms. Trautman, if you'll ask Glenn
13 again that question so he can hear it.

14 COMMISSIONER TRAUTMAN: Yes. How do you propose to
15 reestablish the drainage on the other side of the park? What
16 -- what materials would you use to do that?

17 MR. ADAMICK: Well, I think in our discussions with
18 parks and recreation the idea is where that drainage is being
19 relocated we would try to enhance that drainage corridor with
20 probably native vegetation, and you know provide a little bit
21 of separation from the active area. So that's -- that's been
22 the conceptual game plan. You know, my two cents is I think
23 the drainage will look a lot better after the relocation than
24 it does right now. And I think the pictures illustrate that.
25 We can do a lot to improve that.

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1 COMMISSIONER TRAUTMAN: All right, thank you.
2 Finally, the issue about oak trees and I just wanted to ask do
3 we require any other mitigation for movement of those trees?
4 Is there a certain period of time for maintenance on those?

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5 MR. HOGAN: I believe probably attached with -- we're
6 currently putting on the rest of the oak trees which is a five
7 year maintenance.

8 COMMISSIONER TRAUTMAN: Five year maintenance. Thank
9 you. That's it.

10 CHAIR BERGER: Thank you, Ms. Trautman. Okay, I
11 think we've got through those issues. Oh, Diane, go ahead,
12 sure.

13 COMMISSIONER TRAUTMAN: Oh, I'm sorry we have the
14 Quimby. I'm sorry that was separate and I didn't count it in
15 here.

16 CHAIR BERGER: Oh, no problem.

17 COMMISSIONER TRAUTMAN: We had a comment from a
18 member of the public about the 10.72 acres that are required if
19 -- if we receive the acreage as payment of the Quimby -- as
20 payment for the Quimby Act. And having heard earlier
21 confirmation that we have a very convoluted state system for
22 requiring the right to request -- no to require five acres per
23 one thousand people. I'm -- I just want to say -- express to
24 the rest of the commissioners is that I think in the long run
25 we should consider whether we're not better off accepting

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1 unimproved park land at that 10.72 acres because we can come up
2 with the money to develop it, but we can't always get the land.
3 And by accepting less acreage, we're digging ourselves deeper
4 into a hole of not having enough park in order to up the ante
5 some where down the line. So, that's my feeling about Quimby.

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6 COMMISSIONER BURKHART: Vince, do you know off the
7 top of your head, I saw a figure not long ago that talked about
8 how much of park land the City currently has dedicated to it
9 that has not been improved over the years because we don't have
10 the funding for it? And I seem to remember that was a pretty
11 big number.

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12 MR. BERTONI: No, I don't have the number and you're
13 probably talking about --

14 COMMISSIONER TRAUTMAN: I think it's a hundred and
15 eleven acres. That's what I read today.

16 COMMISSIONER BURKHART: Yeah that probably sounds
17 about right, you know your talking active park land. We have
18 the area that we purchased adjacent to the sports complex which
19 still needs to be improved, we still have a good chunk left in
20 the central park that needs to be improved. And I know we have
21 a few other parks that we have to have improved in that area
22 that's undeveloped. I'm sure I'm missing a few scattered sites
23 here and there.

24 COMMISSIONER OSTROM: And then -- well where does
25 like some open space with you know the trails and all that

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1 stuff fit into it? You know like over by the ranch and --

2 MR. BERTONI: That's not even including you know
3 Golden Valley Ranch, any kinds of trails we -- I'm not even
4 quite sure as to -- there's -- some of that will be done by the
5 developer for Golden Valley Ranch. That big one is Whitney
6 Canyon -- that's a very large annexation for both trails that
7 there will be some improvement that we'll need to do in that
8 area. Obviously, Talsley's (phonetic) always you know an area
9 where -- there's a Talsley's where we have to deal with
10 improvements in that area. I mean, I think the -- Mr. Riley
11 from Parks Department if he wants to add anything to that.

12 MR. RILEY: Yes Commissioners, Tom Riley, Parks and
13 Recreation.

14 I think you really ticked off most of the list. We
15 have a couple neighborhood parks we're still looking for some
16 -- we have plans on the shelf and we're looking for money to
17 build.

18 MR. BERTONI: Discovery Park.

19 MR. RILEY: Yeah, Discovery Park. Along our rivers
20 we have a couple of river side parks. And you're absolutely
21 right. I think a hundred and eleven acres is the figure we've
22 been using and it's in the -- all the reports of undeveloped
23 potentially active with some passive probably mixed in. And
24 then everything else, I think there's fourteen hundred acres or
25 so of open space that's really not -- wasn't acquired with the

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1 idea of being an active park land and that's on top of that.

2 But it doesn't figure into any of these calculations.

3 COMMISSIONER BURKHART: One of the things that -- you
4 know, the reason I asked because from time to time we'll have a
5 project in the area and most notably when we were talking about
6 the development over on Sierra Highway, where some of the older
7 neighborhoods were. When people come in and they say we were
8 promised a park when we bought this house twenty-two years ago
9 and nothings happened. The dirt is there, the -- I would love
10 to have the land because I agree with you a hundred percent.
11 It would be nice to have it, but it just seems like we'll never
12 get caught up on developing -- developing it into a park, and I
13 guess I'm kind of of the opinion that you know if we got a
14 chance to grab the bird in your hand, I'd like to take it and
15 get that park developed so -- so people can use.

16 COMMISSIONER TRAUTMAN: Well, I think it depends on
17 the priority that city council places. Obviously the priority
18 has been building the cross valley connector, in shifting funds
19 in the budget. But there may be opportunities to apply for
20 grants for park building and there may be opportunities for the
21 city council to shift the money over at a future date. But the
22 property itself is going to appreciate in value so much faster
23 that it's going to impossible to ever catch up to that -- that
24 opportunity your acquire the five acres.

25 So, I think we're losing more in the long run. And

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1 people need to understand that you can have three acres
2 developed beautifully or you can have you know thirty somewhere
3 down the line that will be fabulous.

4 COMMISSIONER BURKHART: I'm just concerned about how
5 far down the line it takes to get it -- and would you know my
6 kids even be able to enjoy it. That's some of the time frames
7 that I've seen sit in here.

8 COMMISSIONER OSTROM: Yeah, I totally agree with
9 Diane and also Tim. It think if there's -- we've got to have a
10 balance. We've got to have something for our kids today and
11 something off in the future. And I really think that that's a
12 lot what we're doing so -- that is always at the back of my
13 mind when we have project whether we have developed park or
14 whether we set aside park land.

15 So, I think we're on the right track.

16 CHAIR BERGER: Good. Anybody else have any comments.

17 COMMISSIONER TRAUTMAN: I have others that are not
18 related to what's been in here.

19 CHAIR BERGER: That's fine.

20 COMMISSIONER TRAUTMAN: I know that I've seen coming
21 up for future discussion on July 20th, biology flood plane. I
22 have questions regarding flood plane but I'll save them for
23 that because I'm sure there will be more.

24 Innovative and multi-family -- okay, rental versus
25 for sale, which I think was a great idea Dennis. But I would

1 still like to see a wildlife corridor overlay. I'd like to
2 where that is.

3 And I wanted to ask -- I have some materials to give
4 my fellow commissioners also, but first I wanted to ask about
5 the -- the U.S. Fish and Wildlife Services reconsidering it's
6 approval of the natural river management plan in relation to
7 designated habitat for the arroyo toad, so I wanted to know if
8 we have a time frame for when USFW will issue it's
9 determination and how that re-designation of a larger territory
10 might affect the Riverpark project.

11 MR. BERTONI: Well, that's -- that's getting two
12 different topics so -- I don't think that's something for
13 tonight so you want to schedule for a future meeting?

14 COMMISSIONER TRAUTMAN: That would be fine --

15 MR. BERTONI: Okay.

16 COMMISSIONER TRAUTMAN: -- because I would like to
17 know more about how that's going to affect --

18 MR. BERTONI: That's fine.

19 COMMISSIONER TRAUTMAN: I remember also city council
20 has spoken, I guess they had a study session or two on the
21 issue of revenue neutral projects and such.

22 So I would like to know a couple of things of wether
23 mixed use was ever considered in this project and where this is
24 as far as revenue generation. I understand that Al Cameron has
25 stated several times that you have to have the people there to

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1 generate the revenue and I agree with that, but I think also
2 it's not a bad idea to look at some benign uses in mixed use.
3 And I understand that mixed use is part of the product for
4 Newhall Ranch and I think maybe that could be a possibility in
5 the area C here.

6 MR. BERTONI: I just have one clarification. The
7 city council's never taken the position in that revenue neutral
8 projects is in the city's boundaries. The only position the
9 city council has taken is any kind of formal action they've
10 taken is in relation to annexations. And that when we do an
11 annexation that we determine whether or not -- as one of the
12 factors whether or not it's going to be revenue neutral. It's
13 not the deciding -- it's not the only factors, it's not the
14 deciding factor, but it's -- it's a goal when we do annexations
15 -- is that if we're taking in residential, there's some kind of
16 balance with commercial unless there's some over riding goal
17 with that annexation.

18 COMMISSIONER TRAUTMAN: Okay, I under that they
19 haven't set a policy but I -- it still seems that the issue
20 with development is always having balance it with revenue from
21 the city. So I -- to the degree that you're able to determine,
22 I'd like to have an answer at a future date about where this --

23 MR. BERTONI: I mean in terms of taking a look at
24 this, this project we can run some numbers in terms of -- of
25 you know -- of if that's the commissions desire in terms of you

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1 know how much taxes generate and you know the cost for
2 services, that's a formula we have.

3 You know, in that -- I would suggest though that if
4 we put in that formula I would put in things such as public
5 improvement because obviously one of the parts of this project
6 is contribution for bridge and through fare fees to help build
7 the cross valley connector, so I'd put that in the mix because
8 that's part of the -- the decision making process that the city
9 typically makes.

10 COMMISSIONER TRAUTMAN: Okay, then don't run the
11 numbers. You --

12 MR. BERTONI: Pardon?

13 COMMISSIONER TRAUTMAN: You don't need to run the
14 numbers then. Thanks.

15 CHAIR BERGER: Okay, there was a -- one of the --
16 people that spoke today gave us this typed -- written in the
17 article or something she did. High density concerns as main.
18 She talked about the numbers of apartments okayed by the LA
19 County on top and all this stuff. I'd like to see if you could
20 just turn this into the staff and if you guys would just kind
21 of look at this and when that report comes -- houses,
22 apartments, that deal. If you if that -- some of that
23 information is true because it does talk about quite a few
24 issues that I wasn't aware.

25 Okay I think we -- we hit all the issues tonight.

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1 Let me go back to Mr. Hogan and ask him if there's something
2 that we're missing that you need from us tonight.

3 MR. HOGAN: No, I think I have direction -- I can go
4 through some of the things I need to bring back here.

5 CHAIR BERGER: Okay.

6 MR. HOGAN: Let's see here. I mean I didn't hear
7 much from the items, I think we had pretty much closure on the
8 items that come up tonight. The only ones I -- additional ones
9 I heard was the arroyo toad and Riverpark and the -- what --
10 what Chair Ostrom -- Chair Berger, excuse me -- looking
11 straight across to Commissioner Ostrom, that Chair Berger
12 brought up in regards to housing and apartments and crime.
13 There is cost comparisons further enhance bridge abutments that
14 --

15 COMMISSIONER TRAUTMAN: Yes.

16 MR. HOGAN: Okay. And then also, maybe direction on
17 -- did you want us to come back with something on providing
18 right of way with less pavement for Santa Clarita Parkway.

19 COMMISSIONER TRAUTMAN: Yes. Was that --

20 MR. HOGAN: Some sort of information as far as if
21 that's feasible from the traffic division perspective?

22 COMMISSIONER OSTROM: I think the idea was to retain
23 the right of way and just put a smaller road there, and keep
24 the right of way. It shouldn't make any impact, should it?

25 MR. HOGAN: We'll have discussion on that anyway

1 include it in the July 20th staff report just to clarify if
2 there would be any impacts or we'll go with that. And --

3 COMMISSIONER OSTROM: The idea being though that you
4 don't improve the -- that road beyond its initially intended
5 use.

6 MR. HOGAN: Correct.

7 COMMISSIONER OSTROM: I mean, not the future intended
8 use, but the existing with that development --

9 MR. HOGAN: Unless --

10 COMMISSIONER OSTROM: I though I saw four lanes
11 coming down about half way.

12 MR. HOGAN: Ian Perry has left so maybe we get a --
13 well try to get that information if it's something that the
14 commission can actually act on with less pavement then we'll
15 just put it in the EIR and just clear it for -- you guys talked
16 about parkways or something like that. Or expend it like parks
17 or something.

18 COMMISSIONER OSTROM: Right.

19 MR. HOGAN: We'll look at the feasibility of that.

20 COMMISSIONER TRAUTMAN: Okay, and I also asked about
21 wildlife corridor overlay.

22 MR. HOGAN: Correct. And that's the pedestrian
23 bridge that I forgot to put in the staff report --

24 COMMISSIONER TRAUTMAN: Right.

25 MR. HOGAN: Under crossing, over crossing.

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1 COMMISSIONER TRAUTMAN: Right.

2 MR. HOGAN: I think that's it. So those three
3 issues.

4 CHAIR BERGER: Vince anything? Just checking.

5 With that I can close the public hearing and -- for
6 now or continue it I guess --

7 COMMISSIONER OSTROM: Yeah, I guess so, I move that
8 we continue the public hearing to June 29th.

9 CHAIR BERGER: Okay, all in favor please say aye.

10 COMMISSIONERS: Aye.

11 CHAIR BERGER: The motion is approved.

12 Thank you Mr. Hogan, appreciate it.

13 MR. BERTONI: If -- just clarify that motion from the
14 commission to continue to June 29th at 4:00 p.m. that we'll get
15 the flexibility in terms of the speakers for water since that
16 one speaker we don't know their availability, you know we could
17 -- in case we need to catch a plane or something later day?

18 CHAIR BERGER: That's fine. Who made the motion?

19 COMMISSIONER OSTROM: I did.

20 CHAIR BERGER: Dennis do you -- is that okay?

21 COMMISSIONER OSTROM: Yeah I move that we continue
22 the public portion of the meeting to June 29th starting at 4:00
23 p.m. in the afternoon.

24 CHAIR BERGER: If needed.

25 COMMISSIONER OSTROM: Excuse me?

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1 CHAIR BERGER: If needed -- when we get ready --

2 COMMISSIONER OSTROM: If needed.

3 CHAIR BERGER: Within the next we'll know and if it
4 has to be later we'll make sure that everybody knows it's
5 starting later.

6 MR. WOHLBERG: Okay. It wouldn't be earlier, we
7 would only move it later.

8 (Agenda Item 3, Concluded at 10:55 p.m.)

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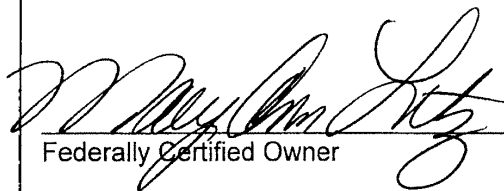
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SUITE 103
MONROVIA, CALIFORNIA 91016
(626) 303-1113



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Mary Ann Lutz
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Signature of Transcriber

AAERT Cert. No.

6/21/04
Date

COPY

CITY OF SANTA CLARITA
PLANNING COMMISSION

IN THE MATTER OF .
 .
 .
 AGENDA ITEM NO. 1 .
 WATER SUPPLY PRESENTATIONS BY .
 THE CALIFORNIA DEPARTMENT OF .
 WATER RESOURCES AND THE .
 PLANNING AND CONSERVATION .
 LEAGUE .
 .
 AGENDA ITEM NO. 2 .
 .
 .
 RIVERPARK PROJECT .
 (MASTER CASE NO. 02-175, .
 VESTING TENTATIVE TRACT MAP .
 53425, GENERAL PLAN AMENDMENT .
 02-002, ZONE CHANGE 02-002, .
 OAK TREE PERMIT 02-025 .
 CONDITIONAL USE PERMIT 02-009, .
 HILLSIDE REVIEW 02-003, & .
 ADJUSTMENT 02-010) .
 .
 ENVIRONMENTAL IMPACT REPORT .
 SCH#2001091081 .

TRANSCRIPT OF PROCEEDINGS
TAKEN AT SANTA CLARITA CITY HALL
CITY COUNCIL CHAMBERS
23920 VALENCIA BOULEVARD
SANTA CLARITA, CALIFORNIA
TUESDAY, JUNE 29, 2004

HEARD BEFORE MICHAEL BERGER, CHAIR

ELECTRONIC REPORT: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by a monitored electronic sound recording,
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APPEARANCES:

COMMISSION CHAIR: MICHAEL BERGER
COMMISSION VICE CHAIR: DIANE TRAUTMAN
COMMISSIONERS: TIM BURKHART
DENNIS OSTROM
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN
PLANNING MANAGER: VINCE BERTONI
ASSOCIATE PLANNER: JEFF HOGAN
CITY ATTORNEY: FRED WALLENBERG

PUBLIC SPEAKERS:

JONAS MINTON, PLANNING AND CONSERVATION LEAGUE
KATHERINE KELLY, DEPARTMENT OF WATER RESOURCES
KEN KOCH, IMPACT SCIENCES
GLENN ADAMICK, NEWHALL LAND
MARIA GUTZEIT, DIRECTOR, CASTAIC LAKE WATER AGENCY
DAVID LUTNESS
LYNNE PLANBECK, PRESIDENT, NEWHALL COUNTY WATER DISTRICT
JOHN STEFFEN
BARBARA WAMPOLE
JUDY REINSMA, SANTA CLARITA VALLEY WELL OWNERS ASSOC.
SANDRA CATTELL
KAREN PEARSON, SIERRA CLUB
THERESA SAVAIKIE
CAROLINE SQUIRES

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, JUNE 29, 2004

2 PROCEEDINGS BEGIN AT 6:00 P.M.

3 CHAIR BERGER: All right. Good evening everybody and
4 welcome to a special Planning Commission meeting we have --
5 tonight's Thursday, June 29th. I'd like to call the meeting to
6 order. And if we can please have the flag solute lead by
7 Commissioner Burkhart.

8 COMMISSIONER BURKHART: Sure.

9 ALL: I pledge the allegiance to the flag of the
10 United States of America, and to the Republic for which it
11 stands, one nation under God, indivisible, with liberty and
12 justice for all.

13 CHAIR BERGER: Thank you, Commissioner Burkhart.

14 COMMISSIONER BURKHART: My pleasure.

15 CHAIR BERGER: If we can please have roll call.

16 MS. SULLIVAN: Commission Winsman?

17 COMMISSIONER WINSMAN: Here.

18 MS. SULLIVAN: Commissioner Trautman?

19 VICE CHAIR TRAUTMAN: Here.

20 MS. SULLIVAN: Commissioner Burkhart?

21 COMMISSIONER BURKHART: Here.

22 MS. SULLIVAN: Commissioner Ostrom?

23 COMMISSIONER OSTROM: Here.

24 MS. SULLIVAN: Chair Berger?

25 CHAIR BERGER: Here.

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1 MS. SULLIVAN: Thank you.

2 CHAIR BERGER: Thank you, Terasa. Okay. Everyone
3 had a look at the agenda tonight.

4 VICE CHAIR TRAUTMAN: Move approval.

5 CHAIR BERGER: Okay.

6 COMMISSIONER OSTROM: Second.

7 CHAIR BERGER: All in favor please say aye.

8 ALL COMMISSIONERS: Aye.

9 CHAIR BERGER: Okay. Wonderful. So moved. Can we
10 please -- Terasa, we can please have the Commission Secretary
11 announcement?

12 MS. SULLIVAN: Welcome to the regular meeting of the
13 Santa Clarita Planning Commission. I would like to offer some
14 information to help you understand how we conduct our meetings
15 and how you can best participate. Agendas are on the back
16 table listing the items the Commission will consider tonight,
17 along with speaker slips.

18 If you wish to speak on an item that is before the
19 Commission this evening you must first fill out a speaker slip.
20 Please place your completed slips in the tray or deliver it to
21 me prior to the item being discussed. This will help the
22 Commission process public comments in an orderly manner. Once
23 again, speaker slips are located on the back table and must be
24 turned in before the item is discussed.

25 When Chair Berger announces your name please approach

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1 the podium to address the Commission. Each person will be
2 given three minutes to make his or her comments indicated by a
3 colored light on the Commission dais. A green light appears
4 when the speaker begins, a yellow light appears when thirty
5 seconds remain, and a red light appears when the three minutes
6 have expired. Your comments should be complete at this time.
7 Thank you.

8 CHAIR BERGER: Thank you, Ms. Sullivan. Okay. Let's
9 start out this item -- evening, I mean, Item Number A,
10 presentations. Item Number 1, I'd like to introduce Mr. Vince
11 Bertoni.

12 MR. BERTONI: Thank you, Chair Berger and Members of
13 the Planning Commission. Tonight we have two items on the
14 agenda and they're two separate and distinct items. The first
15 item I'd like to address right now is a presentation regarding
16 water supply issues, and this was -- it's made at the request
17 of the Planning Commission at a previous meeting where you
18 asked for two separate speakers to come and talk about, about
19 the whole issue of the State Water Project, issues related to
20 water, to reliability of delivery of, of the State Water
21 Project water, and also issues such as conjunctive use of
22 water.

23 This first item is, is an educational item, it's to
24 talk about water supply in general. It's not an item on a
25 specific development project or any other specific project.

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1 It's just on general water supply issues affecting -- that,
2 that you can take and evaluate and use for your future
3 reference.

4 It's, I think, important to note, I think that at the
5 last meeting the Commission talked about having two different
6 speakers who may have different viewpoints. And, and just, you
7 know, to keep in mind regarding that is, is that a lot of times
8 you will have experts that do have differing opinions, and I
9 think we see that in a variety of issues. And they both may be
10 highly technical and highly skilled experts who may just
11 disagree on, you know, some type of analysis or, or some of the
12 way that facts are used. That's fine. You know, when you come
13 and evaluate projects later experts disagree and disagreement,
14 disagreement amongst experts is fine when it, when it's under,
15 you know, CEQA and other State environmentalists. So, so just
16 kind of keep that in mind that you will -- you may hear
17 different viewpoints and that's, that's healthy and that's,
18 that's part of the whole public discussion and debate.

19 The other thing I would say is, is this item is
20 probably going to be fairly lengthy. You're going to have
21 presentations from two different speakers. They both have
22 Powerpoint presentations that I think are roughly around thirty
23 minutes, and we wanted to allow twenty minutes or so for
24 Commissioner questions of it. The, the idea behind this is
25 you're not going to take any action on this item, you're just

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1 going to get some information for your own educational
2 purposes.

3 So I would suggest under the public comment is
4 instead of having people wait two hours, as it may be as long
5 as two hours to make public comment, what you may want to do
6 is, is to take the public comment first so that way people
7 don't have to wait for a few hours if they don't want to wait.
8 Also, since it is a presentation to give you information and
9 you may be asking questions, that way people can come up and
10 suggest, you know, types of questions to ask. I mean, they
11 can, they can suggest that so they can really participate that
12 way through the discussion I think in the fullest for the
13 Planning Commission. So that would be my suggestion on, on how
14 to handle public comment on the first one.

15 CHAIR BERGER: Thank you, Mr. Bertoni. That sounds
16 good to me, too. I'd like to hear more, and so we can ask
17 questions if we hear from the staff. Can I get a, a --

18 VICE CHAIR TRAUTMAN: Did I, did I understand
19 correctly, taking public comment up front --

20 CHAIR BERGER: Up front.

21 VICE CHAIR TRAUTMAN: -- before presentations?

22 CHAIR BERGER: Yes.

23 VICE CHAIR TRAUTMAN: Well, I can -- I would say for
24 me it would make sense to do public comment after the
25 presentations but before we ask questions, because then they've

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1 received information, they can ask -- they can, they can make
2 comments on what they've heard rather than bringing in
3 information that may be answered in some of the -- in the
4 presentations.

5 MR. BERTONI: Well, I think that's another way you
6 could do it. I think that, you know, my concern is really, is
7 really twofold. Is -- one is not having people wait two hours
8 on a project to give public testimony I think is important.
9 Another thing is that they give public testimony really prior
10 to you formulating questions. Whichever way the Commission
11 wants to do it is really up to the Commission, how you want to
12 take -- if you, if you want to take public comments that means
13 you'd be taking them twice on one item. So you'd be taking
14 public comments after one speaker, then your Q and A, then
15 you'd take -- public comments -- I mean --

16 CHAIR BERGER: I think -- well, let me, if you don't
17 mind, Vince, Commission Winsman, you had a -- you were going to
18 say something.

19 COMMISSIONER WINSMAN: Well, I, I just think it's,
20 it's, it's not a situation where the public is asking questions
21 based on the content that, that they have just heard. I, I
22 would like to hear what their concerns are so that I can
23 intelligently interpret the data and, and perhaps pose some
24 questions, 'cause we're only going to get one shot at these
25 folks.

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1 CHAIR BERGER: Right. Thank you. You know, if I
2 could I'd just like to make a vote on it --

3 VICE CHAIR TRAUTMAN: Yeah, good.

4 CHAIR BERGER: -- a hand vote, if we could amongst
5 the Commissioners and we'll decide that way.

6 COMMISSIONER OSTROM: Yeah, actually, I thought --
7 I'll keep it short. I think most people are coming with the
8 expectation that they'll be asking or making their comments
9 after the presentations. My feeling, if there's any
10 apprehension on the part of the Commission I would like to go
11 with the way that we typically do it.

12 My -- I don't really have any feeling one way or the
13 other. If you're going to take a vote I would just pretty much
14 abstain. I'm, I'm sitting here going for the ride. But if, if
15 there is apprehension on the part of, I think, of any of the
16 Commissioners I would, I would like to just go with the way
17 that we advertise, the way we normally do it.

18 CHAIR BERGER: Okay. With that, if I could have a
19 vote, Terasa, if we can have a roll call on that.

20 MS. SULLIVAN: Commissioner Trautman?

21 CHAIR BERGER: What are we voting on?

22 VICE CHAIR TRAUTMAN: What are we voting on?

23 CHAIR BERGER: Yes, you -- we'll have a up front
24 public comment, no if you don't want it.

25 VICE CHAIR TRAUTMAN: No.

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1 MS. SULLIVAN: Commissioner Burkhart?
2 COMMISSIONER BURKHART: Yes.
3 MS. SULLIVAN: Commissioner Ostrom?
4 COMMISSIONER OSTROM: I'll abstain.
5 MS. SULLIVAN: Commissioner Winsman?
6 COMMISSIONER WINSMAN: Yes.
7 MS. SULLIVAN: Chair Berger?
8 CHAIR BERGER: Yes.
9 MS. SULLIVAN: The motion carries.
10 CHAIR BERGER: Okay. So what we'll do then is we'll
11 ask for public comment after we hear --
12 MR. BERTONI: I think you said up front --
13 CHAIR BERGER: -- staff --
14 MR. BERTONI: -- so that's -- there is no staff
15 presentation.
16 CHAIR BERGER: Okay.
17 MR. BERTONI: So I think you would take public
18 comment now.
19 CHAIR BERGER: Great.
20 MR. BERTONI: Okay.
21 CHAIR BERGER: I want to make sure everybody has an
22 opportunity out in the audience tonight to get a card in or
23 your name in. And if, and if you -- if during the presentation
24 you change your mind and you want to come up and speak 'cause
25 you haven't had a chance, feel free to walk up and give Terasa

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1 your, your speaker slip. Thank you, Terasa. Okay. First
2 speak --

3 COMMISSIONER BURKHART: Mike, a question.

4 CHAIR BERGER: Yeah.

5 COMMISSIONER BURKHART: Are we going to have the
6 comment session and then do our presentations or are you
7 inviting people to come up and comment after the presentation
8 as well?

9 CHAIR BERGER: No, it's going to be comment, comments
10 session now --

11 COMMISSIONER BURKHART: Okay.

12 CHAIR BERGER: -- and then listen to each speaker for
13 a half and hour and twenty minutes each.

14 COMMISSIONER BURKHART: Okay.

15 COMMISSIONER OSTROM: And then, then we'll --

16 CHAIR BERGER: Then we can discuss it.

17 COMMISSIONER OSTROM: -- move on to another topic
18 or --

19 CHAIR BERGER: Well, we can discuss it --

20 COMMISSIONER OSTROM: And then we discuss it.

21 CHAIR BERGER: -- and then -- because it's just an
22 educational, this is all about education.

23 COMMISSIONER OSTROM: Right. Okay.

24 CHAIR BERGER: Then the second Item Number B, Item 2,
25 we can get into more of the details.

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1 COMMISSIONER OSTROM: Yeah, well, one additional
2 thing here is that since there are questions from Commissioner
3 Trautman, but all these are more or less statements of issues,
4 and if, if, if she could possibly give the little balance that
5 you are particular interested in on any of these, I would like
6 to have you like focus our attention on any of the -- of these
7 five issues that -- you know, during this comment time. I'd
8 really appreciate it.

9 VICE CHAIR TRAUTMAN: During, during the comment,
10 the, the Commissions comment time after?

11 COMMISSIONER OSTROM: Yeah, with -- no, no, no. With
12 the intention of trying to like sharpen our wits before the
13 presentation, I would -- maybe after the comments you could add
14 a little bit as to what prompted you to, to ask -- that if any
15 of these are not self-explanatory in your opinion just to add
16 anything to these that you may want to.

17 VICE CHAIR TRAUTMAN: All right.

18 COMMISSIONER OSTROM: I'd appreciate it.

19 VICE CHAIR TRAUTMAN: I'll do that, thank you.

20 CHAIR BERGER: Okay. With that I'll get started with
21 the speakers. We -- the person in favor originally, I'm just
22 going to start with Maria Gutzeit (sic). What is it, Gutzeit,
23 Gutzeit. Sorry, Maria. Maria Gutzeit. Welcome.

24 MS. GUTZEIT: Thank you. Maria Gutzeit, I'm a
25 Director on the Newhall County Water District. And of course,

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1 a resident of Santa Clarita. I wanted to thank you for
2 inviting two different speakers. I think there's a lot of
3 issues and a lot of areas are gray on this.

4 My concern, both as a Board Member and as a resident
5 and a business owner in this community is if we're going to
6 have adequate water supply for the future. I don't want any
7 undo hardship on anyone and, and that's why I'm concerned about
8 all sides being heard. And hopefully if we have a project in
9 our water district our water district can also speak to you,
10 but I appreciate you getting the input of some experts tonight.
11 So thank you.

12 CHAIR BERGER: Thank you, Ms. Gutzeit. Next up we'll
13 have David Lutness (sic).

14 MR. LUTNESS: Thank you. My name is David Lutness,
15 I'm a resident of Valencia. And I wasn't going to make a
16 comment but I think that it's a mistake to have comments before
17 we hear the people we came to hear because that's what's going
18 to generate the comments. And it seems to me that this is a
19 method of stifling debate. Thank you.

20 CHAIR BERGER: Thank you, sir. Next up we have Mary
21 Cotton (sic).

22 MS. COTTON: I need to improve my handwriting.

23 CHAIR BERGER: Oh, Mary Cotton, it looks like Cotton.

24 MS. COTTON: I'm sorry for my handwriting, I wrote it
25 in a hurry. I'm Mary Lou Cotton, I'm the Water Resources

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1 Manager at the Castaic Lake Water Agency. I just came tonight
2 to make the Commission aware of something. I have this large
3 book I wanted to display to you. This is the Agency's Draft
4 Environmental Impact Report on its forty-one thousand acre foot
5 transfer. This has now been competed and is in a sixty day
6 public review and comment period. We anticipate that the
7 Agency is going to consider this EIR for approval and
8 certification later in the fall.

9 Previous court rulings that are attended to this EIR
10 have not prevented the Agency from using the whole forty-one
11 thousand acre feet for proper purposes, and we interpret,
12 interpret that legal guideline to mean that the forty-one
13 thousand acre feet can be used to meet the needs of the
14 existing water users in the Santa Clarita Valley.

15 In that regard we've been able to bank additional
16 water that's been available to the Agency as a result of having
17 the contractual right to the forty-one thousand acre feet.
18 This water has been banked in the Semitropic Water Storage
19 District in Kern County, you might hear something about that
20 tonight, and that water's there to meet the needs of existing
21 Santa Clarita Valley water uses by improving water reliability
22 in times of shortage such as dry periods. So we just wanted to
23 make you aware of that. Thank you.

24 CHAIR BERGER: Thank you, Ms. Cotton. Next up we
25 have Lynne Planbeck.

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1 MR. PLANBECK: Hi, I'm Lynne Planbeck, I'm President
2 of Newhall County Water District. I too wish to thank you for
3 having -- hearing both sides of this issue. I think it's an
4 important thing. As you know, we were -- our water district
5 was able to make a presentation to the, the L.A. Planning
6 Commission and we hope to be able to do that for you when the
7 project comes before you. They seem to be very appreciative of
8 the information that we gave them and the differences that we
9 found in the way we wanted to present the water supply versus
10 the way the other agencies are now presenting it.

11 I also am discouraged that you would take public
12 comment beforehand because there may be issues in the
13 presentation that people would like to clarify or, or comment
14 on. And of course, we don't know what they're going to be.
15 I've never seen you do this before and I think it's sort of a
16 very odd format.

17 I would like to therefore say in advance, since I
18 have heard Ms. Kelly speak before, that the Commission be aware
19 that one of the things that she really omitted in her last
20 presentation was the necessity of closing down the pumps in the
21 Delta area for fish runs. And I hope that you will ask her
22 questions about that because I don't know if you intend to ask
23 those questions or not.

24 I -- thanks very much and, and I hope that you will
25 allow other people to come at the later time since this also is

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1 an, an earlier meeting that -- than usual, I hope you will let
2 other people still ask questions at the end.

3 CHAIR BERGER: Thank you, Ms. Planbeck. Next up we
4 have Mr. Steffen.

5 MR. STEFFEN: I too feel you've got the cart before
6 the horse. We came here for many reasons. One is to learn as
7 much as we can. And that is by listening to the speakers that
8 you're going to present, and that will make us better educated
9 to ask better questions. But we have the cart before the
10 horse. I, I can't -- I haven't even heard the speakers and I'm
11 supposed to make a comment. But anyway, I'll do the best I
12 can.

13 The one thing that impresses me is the total, what we
14 call, global warming. And that is we possible may be in a
15 crisis stage in the near future regarding our water supply. I
16 would like to exhibit an article that was in yesterday's L.A.
17 Times about the warming causing the snow pack to melt
18 prematurely. This might affect our whole system of thinking
19 regarding water in California.

20 Unfortunately we've had two consultants in the last
21 two or three weeks speak of it and they never spoke of global
22 warming. All they said -- all I got out of it is that we have
23 an adequate water supply, although they didn't define it. I
24 don't know whether two million acre feet is an adequate water
25 supply, or five million, or ten million. No one has stated how

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1 many acres of feet makes an adequate water supply, and that's
2 all they said.

3 I'd like to add a couple of quotes from this article.
4 It says they have,

5 "one of the earliest onsets of almost ninety years of
6 melting of the snow pack. Some scientists suspect it
7 is another sign that climate change is eroding the
8 Sierra Nevada snow pack, the States main source of
9 water." Thank you very much.

10 CHAIR BERGER: Thank you, Mr. Steffen. Next up we
11 have Barbara Wampole. And Barbara if you can tell me if you're
12 speaking in favor or opposition or just general comment. I
13 just want to check it off here.

14 MS. WAMPOLE: I assumed from the presentation that
15 there's no vote on it --

16 CHAIR BERGER: There's no -- it's just --

17 MS. WAMPOLE: I'm supporting the fact that they are
18 here to speak.

19 CHAIR BERGER: Okay. Great.

20 MS. WAMPOLE: I didn't know we were -- anyone was
21 opposed -- I didn't know anyone was opposed to it. Thank you
22 for allowing us to speak now. I also think it would make more
23 sense if we spoke afterwards, but in the meantime I wanted to
24 say thank you also to Diane Trautman for making this possible.
25 I think that it's extremely important that as much light as

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1 possible is shed on this, this obviously controversial issue
2 throughout the country, not just locally for us.

3 And I just wanted to mention also that when former
4 Mayor Darcy was in office she asked have a -- oh, this light's
5 yellow, so I'm not sure -- I'll just keep, I'll just keep
6 talking the way I would normally. And we had a Mayor's
7 Committee for Managed Growth at the time and -- which also
8 continued afterwards. And I just wanted to point out that I'm
9 not sure if there's any record of what happened then because
10 there weren't minutes I noticed throughout the process. But we
11 did have presentations on water then too and I, I do think that
12 it was balanced. There was a presentation from -- a woman
13 from, formerly from the Mono Lake Committee which of course had
14 a great effect on California's water and now works for Inland
15 Empire. And also Castaic Lake Water Agency made a
16 presentation. And I'm not sure what impact that Mayor's
17 Committee on Managed Growth has had on the Planning Commission
18 but I, I hope that there is a record of what was said at that
19 time. Thank you.

20 CHAIR BERGER: Thank you, Ms. Wampole. Next up is
21 Judy Reinsma. Welcome Judy.

22 MS. REINSMA: My name is Judy Reinsma and I'm the
23 President of the recently formed Santa Clarita Valley Well
24 Owners Association representing private well owners in the
25 Santa Clarita Valley and the surrounding areas.

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1 We're here tonight -- or I'm here tonight and several
2 of my members because we're concerned that the overall planning
3 for water does not include consideration of the number of
4 people that are dependent on private wells for their water. We
5 have no one to turn to if our wells go dry, and there is
6 adequate water, not abundant like it used to be, but adequate
7 water for private wells now. With continued development
8 drawing down the local water supplies and in times of drought,
9 which it appears we are heading into a long term period of
10 drought, we are very concerned because the public waters
11 purveyors have no ability or plans to serve the people on
12 private wells. And without water we are basically left high
13 and dry. And so I'm very concerned about the water situation
14 and would like to see things -- at least consider the fact that
15 there are thousands of families in this area who have homes and
16 businesses that are totally dependent on their private wells,
17 and there is not much chance of any other water being available
18 to them no matter what comes in from out of this area in years
19 to come. Thank you.

20 CHAIR BERGER: Thank you, Ms. Reinsma. Sandra
21 Cattell. Welcome Ms. Cattell.

22 MS. CATTELL: Thank you. That was very sweet.
23 Nobody ever said that to me before when I came up here to
24 speak. Thank you. I'm going to be very short and sweet.

25 I want to thank you for tonight's presentation where

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1 people are able to see both sides and understand the situation
2 a little bit better. So I do appreciate that and thank you.

3 I'd also like to request that you rethink your
4 decision and perhaps allow time for people to comment after the
5 presentations. Thank you.

6 CHAIR BERGER: Thank you, Ms. Cattell. Is that it,
7 Terasa? Is there anybody else who'd like to speak tonight?
8 Okay. This is, this is fine. Karen Pearson. Welcome.

9 MR. PEARSON: Hi, I'm Karen Pearson. Thank you for
10 letting me speak tonight.

11 This is about water and I guess that's what our
12 comments are to be about. So I just wanted to comment that I
13 thought that the report that you got was not very much to the
14 point, so I'm really glad you're here to get more information.
15 I want to congratulate all of you for your willingness to do
16 that.

17 As you know both New Mexico and Las Vegas are now
18 looking at some real serious water problems due to over-
19 development, and it would be good to stay ahead of the curve.
20 Somebody said to me the other week that Planning Commissions
21 don't plan, they react. And I'd like to see that not be the
22 case here. I'd like to see you plan ahead. And so, so I want
23 to encourage you on that.

24 And you noticed when you got the report on water that
25 Dennis Ostrom asked, well, when will the -- you know, how long

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1 will it take to get the perchlorate out. And, well, whenever
2 management -- it was a very vague duck and dodge answer and,
3 and there were a lot of vague duck and dodge kind of things in
4 there. Oh, yeah, we've got just as much, much water without
5 those wells as we had with those wells was another one that was
6 kind of -- and it's like, just a minute here, we just lost all
7 these wells, you know, how does that add up.

8 So, I mean, for me as a private citizen, just what
9 little exposure I had to that report it, it, it was in
10 Minnesota what we call a duck and dodge report. It wasn't like
11 to the point.

12 So I really hope tonight that you get some
13 information that's solid for you that you can use to really be
14 intelligent with your planning, and that you can get ahead of
15 the curve on this water issue with some really solid wisdom and
16 information. Thank you very much.

17 CHAIR BERGER: Thank you, Ms. Pearson. I think
18 that's it on the comments.

19 MR. BERTONI: Chair --

20 CHAIR BERGER: Yes.

21 MR. BERTONI: -- can I mention one thing. Barbara
22 Wampole mentioned the Mayor's Committee on Managed Growth and,
23 and notes, and Ms. Wampole was on the Mayor's Committee. And
24 when the Committee concluded their work they published a report
25 which we provided to the Planning Commissioners, but we can --

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1 there may have been a change since then so we can actually give
2 you a copy of the report and also list the portion on the
3 water. And the report was a culmination of having several
4 speakers coming and speaking to them. We didn't really have
5 verbatim minutes from there, but the one work product which was
6 produced that was in writing was the report. We can make sure
7 that you get a copy of I think the whole -- make sure everybody
8 here has a copy of the entire report, and there's a section on
9 water.

10 CHAIR BERGER: Great. Thank you, Mr. Bertoni. Okay.
11 I think we're very fortunate tonight. Staff has, at the last
12 minute, did exactly what we were hoping for and they've brought
13 us two experts in the field. Tonight we're going to have two
14 people speak. And it's a -- what we're looking for is a half
15 an hour presentation, twenty minutes question and answer type
16 of thing from, from each of our guest speakers tonight. First
17 I'd like to bring up Mr. Jonas Minton.

18 COMMISSIONER OSTROM: Mr. Chairman?

19 CHAIR BERGER: Sure.

20 COMMISSIONER OSTROM: I would -- I had asked that
21 Diane --

22 CHAIR BERGER: Oh, I'm sorry.

23 COMMISSIONER OSTROM: Yeah.

24 VICE CHAIR TRAUTMAN: Oh, I'm sorry. You had asked
25 for --

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1 COMMISSIONER OSTROM: Commissioner Trautman can
2 maybe --

3 VICE CHAIR TRAUTMAN: I think that a lot of it is
4 self-explanatory in terms of issue two -- item two on my list
5 of what I'm looking to find out is to what degree does the
6 Department of Water Resources evaluate to prepare Urban Water
7 Management Plans that are required by law to ensure that all of
8 the required documentation is in that. And I've also been made
9 aware too that the Urban Water Management Plan that was
10 produced came out before the two laws were -- that were
11 enacted, which will be discussed tonight. I want to know what
12 else was required from those laws that is not in the Urban
13 Water Management Plan and should be, or should be produced as
14 an assessment that would be supplemental to that report.

15 COMMISSIONER OSTROM: Okay. I guess the questions
16 that -- that, that I'm looking for then would be like on a
17 couple of these simple questions, did we do it right. Did we
18 consider. Is the, the, the time frame in which we did things
19 -- was it done correctly. If we had done things that we didn't
20 consider, things that we could come back and retrofit into our
21 decision or, or in other words, did our decision contain these.
22 And that's kind of what I'd like to get out of this tonight is
23 that issues that you're concerned about or anyone is concerned
24 about, how were they resolved or how, how were they handled in
25 the way that the water issue was treated for the City of Santa

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1 Clarita on this particular development. That's kind of what
2 I'm looking for.

3 VICE CHAIR TRAUTMAN: That's true, and then generally
4 speaking I think we need to know what we need to be looking for
5 as a Commission, because just to give you an example in the, in
6 the presentation that we were given at the -- I'm sorry I'm
7 trying to find my notes on this. In the presentation that we
8 were given at the planning -- Planners Conference in Monterey
9 in April both of the speakers on the water issues were saying
10 that we need to be asking more detailed questions. And one, as
11 a matter of fact, Randy Kenthouse (phonetic) said you as a
12 planner need to pay less attention to concluding sentences and
13 pay lots more attention to analyses. And I want to know that
14 the analyses that are required by law and that we can feel
15 comfortable with are included in the State Water report, are
16 included in the Urban Water Management Plan, are included in
17 the Castaic Lake Water Agency's annual report, and are included
18 in the Draft Environmental Impact Report. If for some reason
19 those requirements were not met by Urban Water, Urban Water
20 Management Plan because it preceded the laws then how is it,
21 how is it that we're receiving this information now. Is it
22 included in the Draft Environmental Impact Report, is it
23 included as an assessment, was it passed on to us, or was it
24 treated as an internal document for the Water Agency? And, and
25 who was supposed to get that information and how, that's what

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1 I'm trying to get at.

2 COMMISSIONER OSTROM: Okay. And, and conceivably,
3 like if, if we asked our consultant to respond to that and they
4 said, yes, everything was done in lockstep with that how would
5 we respond to that?

6 VICE CHAIR TRAUTMAN: To me that's not -- that's,
7 that is tantamount to saying that we accept to will serve and
8 that to me these laws say we are not supposed to accept will
9 serve because another one of the quotes from, I believe again
10 it was Randy Kenthouse was, "If we rely on will serve letters
11 we are making a mistake." It is simply a technical --

12 COMMISSIONER OSTROM: I, I didn't quite make that
13 logic jump that you just made. The -- I don't know --

14 VICE CHAIR TRAUTMAN: Well, but what you're saying is
15 if the, if the consultant says it's all there should we just
16 take their word for it or should we go through the report with
17 them and make sure we see it.

18 COMMISSIONER OSTROM: Okay.

19 VICE CHAIR TRAUTMAN: To me it's the latter. We need
20 to make sure that we read the analysis, we understand the
21 analysis, and it makes sense to us in the context of the laws.

22 COMMISSIONER OSTROM: Okay. I mean, I think what
23 we've heard is your assessment of the consultant, not
24 necessarily what they were trying to imply, but we'll move on I
25 guess. Okay.

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1 VICE CHAIR TRAUTMAN: Okay.

2 CHAIR BERGER: All right. Wonderful. Again, we
3 thank both speakers tonight. We really appreciate you coming
4 out, especially at the last minute like this. And at this time
5 I'd like to bring up a Project Advisor with the Planning and,
6 and Conservation League, Mr. Jonas Minton. Thank you, sir.

7 MR. MINTON: Thank you, Chair Berger, Members of the
8 Commission. It's a pleasure to be here. Let me start by
9 disclosure. I've worked for several years with Kathy Kelly and
10 have tremendous respect for her. We've gone skiing together,
11 we're good friends. We haven't discussed this presentation of
12 project, but this is not an adversarial approach in, in my
13 perspective.

14 "It ain't what it used to be," said Yogi, but so
15 what. So we'll move along. What you going to do about it,
16 'cause we know the future is not going to be exactly the same.

17 Let me tell you how I lost my hair. And I started
18 with DWR in '78, so quite awhile ago. I'd worked for the State
19 a little bit before that, but been doing water for awhile. I
20 served a stint as the General Manager of the El Dorado County
21 Water Agency, and that's a water agency under a board of
22 supervisors, so I'm familiar with some of the planning issues
23 that come up.

24 Actually El Dorado was interesting 'cause it was
25 about ten years ago that they did the first water supply

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1 assessment that we were aware of. It wasn't required yet by
2 law but there were a lot of growth in water issues in El Dorado
3 County and people wanted to know, did they have enough water.
4 Also as part of that assignment I helped secure additional
5 water, about seventeen thousand acre feet of additional water
6 rights.

7 I moved on, did some other things, had fun. I got a
8 trip to China negotiating an agreement with the World Bank and
9 the Peoples Republic of China on how they can deal with water
10 management issues.

11 Went on to an American River Water Forum. This was
12 an agreement of about twenty-seven different stakeholder
13 organizations. They negotiate every word of a four hundred
14 page agreement which resulted in among other things water
15 supplies that will take them out to the year 2030.

16 In the year 2000 I was asked to return to the
17 Department of Water Resources as Deputy Director over several
18 of the functions, the Water Transfers Office, and of course
19 water transfers are of issue to people here, water
20 conservation, the Division of Planning, dam safety, flood
21 management, I'm going to touch on that just a little bit at the
22 end, the Drought Task Force, recycling, desal, groundwater,
23 there's a Flood Plain Management Task Force. We did a
24 guidebook on Senate Bill 610 and 221. Those are the two what
25 we called show me the water bills. So we did guidebook, Mary

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1 Lou Cotton helped us with that.

2 I retired in 2004. I'd worked there thirty-three
3 years for the State, and now I just work sort of halftime for a
4 nonprofit organization.

5 What we used to think about in the water when I
6 started? Well, the State Water Project entitlement when I
7 started working at DWR, the entitlement was four point two
8 three million acre feet. And there was a belief and an
9 expectation the State Water Project would be complete and it
10 would deliver that much water. There were ample supplies of
11 drinkable groundwater. Back in '78, yeah, it wasn't something
12 we thought of that much.

13 Reliable snow pack, I remember going on up skiing,
14 and we had good skiing through April, sometimes May. It would
15 be nice hanging out on the deck.

16 Will serve letters were the rule of the day, even
17 when I went up to El Dorado County. If somebody felt that they
18 wanted to pursue a development project they'd go down to the
19 water district, grab it, take it to the, to the county and get
20 their approval.

21 Things are different now. The State Water Project
22 was not completed in the manner that it was originally
23 anticipated. Now it's said that it's about two million acre
24 feet, about half, that can be delivered about eighty percent of
25 the years. We'll return to that in a little bit.

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1 And in particular the drought years are the ones we
2 worry about for water supply, is there enough water. And in
3 1991 the State Water Project could deliver just five hundred
4 and fifty thousand acre feet. That's the most that we could
5 deliver from the State Water Project. It wasn't that people
6 didn't want more, that was a drought year. That's as much as
7 we could get through.

8 What else has happened? The Monterey Amendment
9 lawsuit, you all are familiar with those. I am a part-time
10 employee with the Planning Conservation League which was the
11 Plaintiff. I did not participate in that lawsuit. I don't
12 participate in the follow up on it. But that was the, the
13 lawsuit where they discussed paper water. That's not so much a
14 legal term as a reality, that sometimes people have counted on
15 contractual entitlements, assuming that that equates to wet
16 water. Well, it doesn't.

17 Mother nature tells us how much water we're going to
18 get. Contracts and water rights can tell us maybe what the
19 priorities are, but there's only so much water and we do not
20 determine that.

21 What else has happened? All sorts of alphabet soup.
22 I don't even know what some of those are. I don't know what
23 NDMA is. It's not good though, I know that. Senate Bill
24 610/221 passed and that's gotten a lot of attention. Something
25 called CALSIM II Peer Review, and we'll talk about that in just

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1 a moment, 'cause I'm going to move us right through here.

2 For those water districts that get some of their
3 water supplies from the State Water Project they look
4 rightfully to the Department of Water Resources and say, well,
5 how much water is there from the State Water Project, and this
6 is what it says. And this gets a little complicated but you,
7 you all will follow it.

8 In about half the years SWP says they can deliver
9 eighty percent of Table A. We don't call them entitlements
10 anymore, there's a table with how much water and it's called
11 Table A, so that's what they call it. They -- you know, they,
12 they've worked this out, they had to negotiate what to call it.
13 One year in five the SWP says it can deliver about half of the
14 Table A amounts. One year in ten it says it can deliver twenty
15 percent, about one-fifth of the Table A amounts.

16 Let's look beyond that a little bit now. What, what
17 are some of the questions to be asked about the reliability
18 report? It is based on a short time record. They looked at
19 all the historic records but the historic records only go back
20 now I think seventy-two years, it might be seventy-four. Is it
21 still seventy --

22 MS. KELLY: Seventy-three.

23 MR. MINTON: -- seventy-three, 'cause I was looking
24 at it last year, so seventy-three years of past record. Well,
25 that's, that's awhile, but it's not a real long time. It uses

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1 something called the CALSIM II Model. The CALSIM II Model is a
2 very important -- it's probably the best tool that is out
3 there, it's almost the only tool right now that's out there so
4 it is the best tool, and it is incredibly complicated. It
5 attempts to model the rivers, the streams, the waterways, the
6 diversions, future current, water quality standards for almost
7 all of the State, and that is -- there are thousands of inputs
8 that go into it and pages and pages of computer code.

9 The, the, the delivery report does not account for
10 climate change, and that was a question that came up and we'll
11 talk about that in a moment, and it ignores the fragile levy
12 system, and again, that's something we'll touch on.

13 That's a picture, and it's murky, it's a tree stump
14 in Lake Tahoe. And you might say what's a tree -- you know,
15 was that something somebody cut and put it down, no, the tree
16 used to grow there. Now that happened before that seventy-
17 three year record that CALSIM is based on. A tree stump
18 doesn't grow in water, it grows where it's dry. So in the past
19 Lake Tahoe in the Sierra was obviously fed by much less
20 precipitation, that points out. And there are other studies,
21 tree ring studies and other kinds of studies that indicate that
22 California has seen much greater droughts in the, in the not
23 that far past.

24 CALSIM II, this is that, that complex model, and
25 these are some of the things that people have noted about it.

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1 It's not calibrated or validated, so -- and it's very hard to
2 do this. How do you make sure that all of the inputs come out
3 right, that, that they're adjusted correctly. It, it does work
4 well, and modelers will tell you that it's good for comparing
5 two alternatives. If you go to build a new dam you can use
6 CALSIM II and say well if you build it this size or that size
7 there's probably going to be more water here than the other.
8 But it was never built as a predictive tool. We have to use it
9 because it's the best thing out there, but that's not how it
10 was built or structured.

11 A technical thing that's sort of important is the
12 last time I was aware of it CALSIM assumed no limits on
13 groundwater availability way up in Northern California. So
14 what do you care? That's Northern California, you're down in
15 Southern California. Well, the deal is that if folks in
16 Northern California want to transfer water down here, they've
17 done that in the past, the Department of Water Resources has
18 facilitated that, and that's on the basis that many of the
19 farmers would then use their groundwater to replace that
20 surface water that they sent down here. Well, the model has no
21 limits on that groundwater. Whereas we know in reality there
22 are some limits we don't know just exactly what they are.

23 Global climate change, I'm not going to get into the
24 debate about what's causing it. That's not Germaine to, to
25 what I do actually. I'm a water person. So how are we

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1 recognizing it and how are we adapting to it is what's
2 important.

3 I went off to the National Center for Atmospheric
4 Research in Denver and I got the whole big briefing. The
5 one -- and they're complex models. The one thing I got out of
6 it however was global warming means it's going to be warmer.
7 And what that means is if you ever go up skiing, and I don't
8 know where you guys go skiing here, maybe Big Bear or
9 somewhere, you'd be going up on a January 3rd after you've
10 recovered from the 1st, okay, so you go up on January 3rd. And
11 one year you're going up and you're all the way at the top and
12 it's a, it's a very nice day and you're getting some snow on
13 you on the lift. Next year you might be going up January 3rd
14 and it's raining at the bottom of the hill and all the way up.
15 And what is the difference? The temperature, it's warmer.
16 Well how does that effect us?

17 The Sierra snow pack is the single largest surface
18 water reservoir in the State of California. As it turns out
19 the Feather River Watershed, and why did I pick that one?
20 'Cause that's the home of the State Water Project. That's
21 where, where much of the water comes from. It's a relatively
22 low elevation watershed which means that temperature changes,
23 one or two degrees temperature really raise the snow elevation.
24 So when you have a relatively low watershed and that snow line
25 goes up it's going to have a big impact on, on some watersheds.

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1 What the Scripps Institute has said is that reduction
2 of snow water equivalent by about one-third to half of current
3 levels in, in some of those watersheds. I'll, I'll show you a
4 picture, and Kathy -- see, we do cooperate, she loaned me her
5 little pen. And so if we go to the next slide, this is
6 complicated. This is the most complicated one you're going to
7 see.

8 What this is is the Sierra Nevada, the, the big
9 surface water reservoir. And the blue is pretty good, that
10 means we're going to have about the same amount of snow that we
11 have now. This is in year, it says 2030. Okay. A couple
12 places red, that's bad, red's bad for this -- for water it's
13 bad.

14 So we go on to, to the next slide. 2060. Now, now
15 let me orient you here. This is the Sierra Nevada. The
16 Feather River Watershed would be right in there. These are
17 some of the higher parts like Mt. Whitney. Mt. Whitney stays
18 blue. You know why? It's way up high in the elevation. It's,
19 it's going to stay cold there, but some of these places are
20 getting warmer.

21 To the next slide we see -- now these colors are not
22 looking good. We're seeing ten to twenty percent of the
23 current April snow pack. This is pretty significant.

24 You might say, is this all speculative? Well, Morrie
25 Roos who is the Chief Hydrologist for the California Department

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1 of Water Resources has been tracking snow versus rain over the
2 past three or four decades. He says that we are already
3 experiencing this phenomenon. More of the precipitation that's
4 coming down is in the form of rain rather than snow.

5 And when it's rain it means that our reservoirs --
6 it's going to come down in the winter. What do we do with,
7 with water in the winter, we got to get rid of it. Flooding,
8 the Central Valley, 1997. We get rid of that water. It's not
9 being retained up on those snow peaks to melt as the spring and
10 summer continues.

11 Next vulnerability are the levy systems. Now I don't
12 know what you know about the Bay-Delta, but the Bay-Delta is
13 kind of the switch yard for California water. The State Water
14 Project and the Federal Central Valley Project store water
15 above the Delta, it goes down through the Delta, and the Delta
16 is a series of narrow channels between lots of islands, so
17 there are thousands of miles of levees to, to deal with. The
18 difficulty is if a levy breaks the island -- many of those
19 islands are actually below sea level. So the levy breaks,
20 water gushes into it, and the problem is that much of the water
21 that gushes in is water from the Bay. Below sea level, Bay
22 water's at sea level by definition, so the water comes in and
23 it is saltier water. And if you get too much salt in the Delta
24 -- where are the pumps for the State Water Project? In the
25 Delta. Also the Federal Central Valley Project, in the Delta.

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1 So that's the big concern about the levees. If you
2 look at it between -- and we know they break. They were built,
3 many of them over a hundred years ago, from peat soil. What --
4 if you're going to build a levee down there what do you do?
5 You just, you just get a clamshell, you scoop it up and you
6 mound it up, scoop it up, mound it up, scoop it up, mound it
7 up. The land that you're protecting, those levees are also
8 peat soil. They're very, very productive agricultural land.
9 It's about six hundred thousand acres of ag land, you know,
10 just some of the best ag land. But as that land is farmed the
11 peat soil is exposed to the air, it oxides, and those levy --
12 those islands continue to go down. Well, while the islands are
13 going down one of the other impacts of global climate change
14 that's not controversial is that the sea level's going up and
15 the islands are going down, and in between you have these
16 levees with peat soils.

17 To compound that the risk of earthquakes. The
18 Hayward Fault and other faults go through there. For the
19 CALFED Program, that's that big State program, they looked at
20 this, and they've indicated that there's one chance in four of
21 a six point oh earthquake in the Delta that would destroy
22 between eight and twenty-six levees at once. Now if you loose
23 that many levees and that many islands it's not absolutely
24 clear that you can reclaim the Delta, that you can actually
25 physically do that. And if it, if it happens at a time

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1 when -- like right now, why would a levy fail now, but if, if
2 it did now there might not be enough water from our reservoirs
3 to push the salt back into the Bay.

4 Well, when was the most recent levy break? Earlier
5 this month, a sunny day break. Not highwater, not flooding.
6 And this was a levy that the engineer had gone -- driven over
7 that day. This was not on the list of risky levees. And
8 that's what happened. Levees break.

9 Okay. Who does what now? DWR. The good folks at
10 DWR try their best, and they are amongst the best in the world
11 if not the best in the world at delivering water. They take
12 that responsibility incredibly seriously. When I worked there
13 there were people, you know, you'd leave at 8:00 o'clock and
14 you'd see Kathy and, and her colleagues there still trying to
15 figure out how to get more water. That's what they do, they're
16 very conscientious.

17 One thing they don't do, and Commissioner Trautman
18 asked this, they do not certify the accuracy of Urban Water
19 Management Plans. I know that 'cause that was one of the
20 things that I was supposed to oversee. And there's nothing in
21 the law, and it was intentional, that gave the Department of
22 Water Resources any authority over those plans. One exception
23 I'll touch on briefly. But folks turn them in. Until recently
24 all the staff did was put them on a shelf.

25 A little side note to Senate Bill 610, one of those

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1 show me the water bills, said that for any water district
2 trying to get money from Proposition 13, one of those water
3 bonds, they had to have a complete Urban Water Management Plan.
4 So the staff said what does that mean. And the best answer we
5 could get talking to the legislators and our own attorneys was
6 there are so many headings in the requirements for an Urban
7 Water Management Plan. Complete meant there are at least some
8 words under each of those headings. Not that it -- they were
9 correct. Not that it was complete. Just that there was
10 something there, and there's a reason for that. There are I
11 think four hundred and some Urban Water Management Plans. The
12 Department of Water Resources using the State's taxpayers
13 dollars does not have the money to go through those and see if
14 they are correct. These are incredibly complex matters. And
15 you know, that would have been millions and millions and
16 millions of dollars to delve into that. So that is not
17 something DWR does.

18 Speaking for Castaic, what do they do? They try to
19 diversify their water sources. They're, they're a leader in
20 that. That's a very responsible thing to do, don't put all
21 your eggs in one basket. Look at conservation, look at
22 recycling, look at conjunctive use, look at surface water
23 supplies, look at water transfers, and that's what they're
24 actively doing. They use DWR's Water Supply Reliability Report
25 because they are a contractor. Remember, contractors look to

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1 the source. They also look to their own interpretations of
2 things, including local supplies, and what they think their
3 contractual entitlements translate to.

4 This last point is, is a really important one, and
5 I'm going to confess to it as well, we are optimists. We do
6 not like to say we can't do it. I'm not an engineer myself, I
7 come from a public policy background, but I share that
8 engineering mentality, it's a can do mentality, you know?
9 There are going to be more people in the State. We're going to
10 try our best to find water for them. Sometimes that gets us in
11 trouble.

12 What happens if the water isn't there? The Colorado
13 River, who would have thought. One of my jobs is -- was to
14 oversee the update of the California State Water Plan. Three
15 years ago we started that process again and we were going
16 through all the assumptions about water in California, pages
17 and pages of them. And one of them -- and we were doing
18 scenarios, that's one of the things you do. You know, what if
19 things don't turn out as, as you predict? And we put on the,
20 on the board for the heck of it, what if the Colorado River
21 turned up dry. And we said, well, we're just going to put it
22 on there because you got to put it on there, you got to have
23 the range, right? We're doing it sort of mechanically.

24 Well, what do we see now? It's looking a little dry.
25 What's that mean? Cutbacks, landscapes, particularly if

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1 they're sort of the English garden, the, the green grass
2 landscapes. Jobs and business, how bad could it be? That's,
3 that's there. You know, Ms. Mulroy, Pam Mulroy, she's the
4 General Manager of the Southern Nevada Water Authority, you
5 know, and for years, all of us said no way could that happen.
6 They were talking about surpluses on the Colorado River, you
7 remember that? And in fact, Metropolitan Water District was,
8 was planning for some time to build something called the KD's
9 project, a ground water basin to put the surplus water into.
10 Now there's not enough water to fill Lake's Mead and Powell.

11 Could it happen here? In 1991 I was in our
12 conference room at DWR, their conference room now, it's a
13 closed conference room, no windows outside, and it was one of
14 the most disturbing meetings I'd ever been at. You remember
15 we'd been in a drought that time four years, and it was getting
16 to be an extremely bad drought. And this is something where
17 we, we called the attorneys in and they said, well, what are
18 the water rights and everything. Well, there's this -- we have
19 contracts to provide this much and this much. We called the
20 operators and said how much water's in the reservoir? And they
21 said we don't know what we're going to do. Are we going to be
22 able to keep providing water to people?

23 So we're there on a Friday with then Director David
24 Kennedy and he told us we had to draft the executive order that
25 the governor would issue the next week cutting back all water

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1 uses, all water uses in the State of California fifty percent.

2 Now if, if this is your company and you cut back
3 fifty percent, that's going to effect your production,
4 landscape firms, microchip firms, agriculture fifty percent.
5 We were blessed, it's good to be lucky too, not only optimistic
6 but lucky, the March Miracle happened. It started raining that
7 weekend and it kept raining and it kept raining and it kept
8 raining. We, we never had to go across the street to the
9 Governor's Office. It can happen though, we were that close.

10 New supplies, the forty-one thousand transfer, and
11 Mary Lou that they're working on an EIR for that. I'm not an
12 attorney, it's my understanding that's not a done deal.
13 They're have been EIR's on the subject for the Monterey I in
14 particular. You'll make your judgment, and will be you all
15 making the judgment on the adequacy of that. Having been
16 around now -- I had this big hair, I had big hair when I
17 started. I mean, it was way bigger than yours, I mean Chair
18 Berger, it was like really big. And I'd seen things that I
19 never thought would happen and some deals that I thought were
20 slam dunks not occur.

21 Your local groundwater, what's going to happen there?
22 Is it six parts per billion four one? I talked to David Spatt,
23 the head of Drinking Water for Health Services. You know, this
24 things a moving target.

25 Which also brings up a point about a moving target.

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1 Perchlorate moves. When I worked on the American River
2 agreement we had perchlorate contamination under Aero Jet
3 General, big rocket facility where they test them. Oh, it was
4 something. When that thing went off the town would shake. You
5 know, this is like Titans and they'd clamp them down. And so
6 they disposed of the perchlorate on the south side of the river
7 on, on one groundwater basin. And we'd mapped that and planned
8 it and people were monitoring it and so forth.

9 Boy were we surprised a few years later when not only
10 did it move within that basin, it went under the American River
11 to the north side basin and it's now showing up there. It
12 moves.

13 Groundwater banking, conjunctive use, it's a great
14 idea. It's a way to store water. We know there are drought
15 periods when surface water isn't going to be as available. You
16 have to be sure over the long term if you're counting on
17 groundwater to fill in the supply that there's going to be
18 water to put in. And that takes us back to questions that are
19 frankly right now unanswered about global climate change. How,
20 how much is that going to effect us?

21 Another thing to look out for, and I, I hate to keep
22 bringing these things up, it sounds all negative, but this is
23 kind of your due diligence, when people want to put water
24 underground to bank it are they going to be able to take it out
25 at an acceptable quality? What are the constituents, what are

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1 the contaminants in those groundwater basins? So you have to
2 look at that as well. It doesn't in itself create new water.
3 We know that some Central Valley aquifers have some issues,
4 arsenic in, in some places, that's naturally occurring arsenic
5 from the marine sediments.

6 What are you all required to do? Well, it isn't up
7 to the water district to tell -- or to make the final
8 determination whether the water supply is sufficient. As you
9 see under both 610 and on the next one, 221, it is you all who
10 look at the information. It's you all who determine whether
11 there is a sufficient water supply. And as I, I knew when I
12 worked for El Dorado County it was we all that got sued, it was
13 the County that got sued, and that happened.

14 Things that you can do, these are my suggestions.
15 The forty-one thousand -- actually it's subject to, to a couple
16 of things. There's the Monterey Plus EIR, if you're familiar
17 with that. That's the part of the settlement for the
18 litigation is doing another EIR. Kathy may be able to update
19 you on the schedule for that. It was going to be out later
20 this year. I don't know if that's still current. If you're
21 going to count on that, if you're going to ask your residents
22 to, both your current and future residents, to rely on a supply
23 or expect them to you want to be sure it's, it's there.

24 Identifying a margin of safety, all the things that
25 we said about climate change, about fragile levees and what

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1 not, I was at a water agency where they planned down to the
2 acre foot. They assumed that those models were so good. And
3 remember I told you that CALSIM model? They used to have one
4 before that. There were two parents to the CALSIM model. One
5 was the DWRSIM and one was PROSIM. And people worked with
6 PROSIM, I did for years, and it was only after about ten years
7 that we found out -- you know, we kept scratching our heads, it
8 didn't seem quite right. These models are awfully complicated.
9 There was a line of code there that was wrong in the PROSIM
10 model. And that's why for ten years it overestimated the dry
11 year supply by eight hundred thousand acre feet of water. It
12 was an a line, a plus should have been a minus, and it took
13 them that long, it was that complicated to find it.

14 Identifying disclose to your residents, what happens
15 if, if people are wrong? What's the risk? 'Cause they're the
16 ones who really bear the risk, and we all do. Nobody has a
17 perfect world, a perfect future absolutely assured. I don't
18 buy insurance with zero deductible, you don't do that. You
19 take some chances. But what chance do you, do you take? And,
20 and when I buy insurance now I check with my wife about what
21 deductible we're going to have. You know, it just works out a
22 lot better than me telling her later on, oh, sorry dear, that
23 five hundred dollar dent that we put in I decided was, was
24 worth it.

25 Requiring water efficiency in new growth, I noticed

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1 when I used the facilities here you have a waterless urinal,
2 that's a very good thing, keep it up.

3 Some other things that you can do, the, the so called
4 smart development, and this is a picture from the tree people
5 down in, in the valley, one of the valleys that we just called
6 the valley down there, Sun Valley, with, with features that can
7 be included.

8 Now this is my last comment 'cause I think I'm just
9 about at the half hour, and I want to add one thing that's not
10 on this slide. I got here a little early so I drove around a
11 little bit. One of my jobs was overseeing the Division of
12 Flood Management. And I also oversaw the Flood Plain
13 Management Task Force that the State had last year I guess. I
14 had to go to our director and tell him that we had just lost
15 the Paterno case. Oh, big deal, the Paterno case. Not
16 paternity case, the Paterno case. And the Paterno case was a
17 small levy that broke up in the town of Olivehurst and Linden,
18 anybody know where that it is? It's like really small you
19 guys. Is, is it small?

20 CHAIR BERGER: It's very small.

21 MR. MINTON: It's about the size -- it was a strip
22 mall and some houses. And the levy broke and somebody was held
23 responsible. This was before I got there, the levy broke
24 before I got there, it wasn't me. But you know, you assume
25 that. And it's kind of funny except that the damages are going

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1 to be between five hundred million and one billion dollars, and
2 those damages will be paid for by you and me as taxpayers.
3 It's coming out of the State General Fund.

4 And so, so my observations for you, leaving just a
5 script and the last bit here is I noticed that some of the
6 development in this area, as in other areas of California, is
7 proposed for areas near streams. And we can look at a stream
8 right now and say there's no water there, what's the big deal?
9 And we can also -- and, and I'm going to encourage you to look
10 at the Flood Plain Management Task Force Report and its
11 recommendations. A lot of time and effort went into it, people
12 from the Corp of Engineers, from flood control agencies around
13 the State, land agencies, the BIA was there, Association of
14 Realtors was on the task force.

15 One of the things they noted was, and I'll just give
16 you one, hundred year flood protection. You know what that
17 means? It means every years there's a one -- one percent
18 chance that that land will flood if you're right at the one
19 hundred year level. One percent chance it will flood. That
20 means if you're taking out a new thirty year mortgage, good
21 interest rates, good time to do it, that means you have -- if
22 you're right at the hundred year level of protection during the
23 time you have that mortgage you have on chance in four that
24 your house will flood. That's what one hundred year protection
25 means.

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1 My wife thought one hundred year protection meant
2 that it wouldn't floor for a hundred years. Well, our house
3 came that close literally to flooding in 1997. And I, and I
4 said we have -- I computed, we had a hundred and three year
5 protection. She didn't, she didn't accept my story, you know,
6 about it's one percent per year and so forth. Different
7 perceptions.

8 So I'd really encourage you as, as you do your land
9 use decision making take a look at that report. I spend half
10 my time working, half my time on rivers and their power is
11 phenomenal. And the impacts that come back to us financially
12 and just emotionally if you see an area that's had a flood are,
13 are pretty huge. So I encourage you to take a look at that
14 report as well.

15 So thank you for the opportunity to come on down.

16 CHAIR BERGER: Great job, Mr. Minton. Thank you so
17 much. Mr. Minton?

18 MR. MINTON: I'm going to give Katherine her pen
19 back.

20 CHAIR BERGER: Oh, you're going to give her pen back?

21 MR. MINTON: Yeah.

22 CHAIR BERGER: Okay. We just want you to come up.

23 MR. MINTON: Oh, sure.

24 CHAIR BERGER: And if you can, please, we'd, we'd
25 love to have the opportunity to ask you some questions.

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1 MR. MINTON: Sure.

2 CHAIR BERGER: Okay. Great. We'd like to start with
3 our engineer if it's okay, and then, you know, just, just --
4 speaker will start on this side.

5 COMMISSIONER OSTROM: I don't know how much you have
6 looked at our particular water use plan or this project that
7 we're looking at right now. I, I gather that you are, are
8 working for this, this water conservation group and you were
9 just brought in to speak generally on it.

10 MR. MINTON: That is correct. I'm not, I'm not an
11 expert on the -- I know you have a project proposal before you.

12 COMMISSIONER OSTROM: Yeah.

13 MR. MINTON: I, I don't profess to be an expert
14 witness on that subject.

15 COMMISSIONER OSTROM: Okay. Very good. I, I, I
16 guess that's the -- in, in your mind can you just speak of --
17 from a, a, a generic standpoint what is a sufficient amount of
18 water for a community?

19 MR. MINTON: That's a question that we have wrestled
20 with. There are two sides to it, what's the supply and what's
21 the demand. So the first part of the question goes back to
22 your community. What is an acceptable cutback for them? And
23 your water supplier has a drought contingency plan. Do people
24 concur that they would accept that level of cutback for what
25 timing periods? That's half the question. The other half is

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1 will the water be there, the amount that people are projecting
2 be there, and what are the consequences if it's not there, and
3 how acceptable are those?

4 It's a risk assessment. You have to, you have to do
5 it based on the best available information. Some of that's
6 from a water purveyor. Some of it's from other sources that
7 you'll have, other testimony. I wish there were a really easy
8 answer. There isn't.

9 COMMISSIONER OSTROM: Yeah. I, I guess what I was
10 looking for, you were talking about probabilities. Is it like
11 ten percent chance of not meeting the need amount in fifty
12 years, or is there anything like that just kind of floating out
13 there or --

14 MR. MINTON: All I can tell you is, is the direction
15 that I've perceived and it is based on reports such as
16 hydrologists from DWR as, as noted for the changes in the snow
17 pack and precipitation. I think it's unlikely that there is
18 going to be enough -- as much surface water as people are now
19 projecting. It just doesn't seem -- we're seeing -- again,
20 I'm, I'm a skier, you know. Winter I ski, summer I kayak. And
21 what do we see? I think somebody pointed out, this is a trend
22 that's been happening for awhile, not just this year. That
23 snow pack is running off earlier and earlier each decade, and
24 that means we can't capture it in the way we have. So if we
25 use the old information and projected to the future, that's

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1 where I got the future ain't what it used to be.

2 COMMISSIONER OSTROM: Yeah. I, I think you're --
3 that was a qualitative --

4 MR. MINTON: All I can give you is qualitative, I
5 can't give you a number. I wish I could.

6 COMMISSIONER OSTROM: Yeah, I -- okay. The other
7 thing, in terms of water efficiency aspects of a project I
8 guess was the -- you know, you mentioned waterless urinals, but
9 probably you're, you're looking at more requiring indigenous
10 type of, of plants, stuff that can grow without --

11 MR. MINTON: Supplemental irrigation?

12 COMMISSIONER OSTROM: -- supplemental water or maybe
13 spot watering, or just have that type of sensitivity in the
14 particular project.

15 MR. MINTON: Well, 'cause my observation is it's
16 going to end up that way, we are going to get a drought. No
17 matter what people want, no matter how hard the people at, at
18 DWR and Castaic work there's only so much water in the
19 reservoirs and in the groundwater basins and landscapes we're
20 going to see not, not do well. And then people will, will
21 either replant and hope that it doesn't happen again soon or
22 converet.

23 COMMISSIONER OSTROM: All right. And, and then the
24 last one, the last question I had and then I'll let my fellow
25 Commissioners continue your inquisition here, you said you can

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1 include a margin of safety. Now, what, what does that mean?
2 In other words, take -- again, we're talking qualitative, so
3 how do you put a margin of safety qualitatively? Be
4 pessimistic or is that what you're saying or --

5 MR. MINTON: Well, you do two things. One, you go
6 back to seeing what are the consequences of being wrong and
7 what are you willing to accept as being wrong, you know, what's
8 your community is willing to accept, financially, from an
9 aesthetic, from a social perspective. The kids who play ball
10 on fields, what are you going to do if you can't irrigate those
11 fields? Sometimes the stuff goes, you know, goes back to
12 cement, and that changes the lifestyle of the community. So
13 what are they, what are they comfortable doing.

14 Sometimes you just pick a number. With the Flood
15 Plain Management what we said was build at least one foot above
16 the one hundred year flood plain, after you map all future
17 development in that, that watershed. Map it all. Right now
18 they don't map it. They usually map what's there right now,
19 forgetting that -- the hardscaping upstream. Figure out the
20 full development and go, we said a foot and a half above. That
21 was a consensus including the, the BIA.

22 Now how did we get that? Well, it sort of started
23 because I built my house a foot above and it barely cleared the
24 flood. Now that's not scientific, it isn't perfect. What
25 number to use, twenty percent, something like that? I don't

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1 know. You look at the number --

2 COMMISSIONER OSTROM: Twenty percent of what?

3 MR. MINTON: It's twenty percent of your vulnerable
4 supplies. So you find ones -- you know, surface water is a --
5 if your surface water is coming from the Sierra, a twenty
6 percent adjustment factor is not -- you know, I mean, that's,
7 that's actually kind of -- can be on the low side of the
8 impacts that certainly seem to be headed our way.

9 COMMISSIONER OSTROM: All right. Thank you.

10 CHAIR BERGER: Thank you. Commissioner Trautman?

11 VICE CHAIR TRAUTMAN: I'd like to wait for just a
12 moment, please.

13 CHAIR BERGER: Sure. Commissioner Winsman?

14 COMMISSIONER WINSMAN: Mr. Minton, thank you very
15 much for speaking this evening. You had indicated that you
16 speak primarily from a public policy standpoint, and so lets
17 take this as a public policy question.

18 MR. MINTON: Thank you.

19 COMMISSIONER WINSMAN: Actually there are two
20 questions if I may. What is your position on the water supply
21 versus growth issue? And then based on the State's population
22 projections and the fact that two-thirds of those projections
23 are, are internal birth, how would you suggest that we as
24 planners meet our, meet our responsibility to respond to the
25 needs and serve that anticipated growth rate through housing?

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1 MR. MINTON: I'll speak both from my organizations
2 perspective and my personal perspective, supply versus growth.
3 And personally I've spent almost all of my career working to
4 get water for growth, you know, so that's what I have done,
5 that's kind of what I do. That doesn't mean I've always been
6 able to do it. It doesn't mean that anybody else is going to
7 be successful a hundred percent of the time or to provide the
8 supplies that everybody would like to see in their community.

9 That is parallel to the position of the Planning
10 Conservation League. We recognize that as you've stated that
11 most of the population increase is in State births. Most of it
12 is not migration. There, there are children, our
13 grandchildren, our nieces, our nephews. I'd probably have two
14 nephews this year, I'm sure.

15 Where does the water come from for them? Actually
16 the Planning Conservation League is just in the middle of a --
17 doing a report on that subject called Investment Strategy for
18 California Water. And we believe that the best investments are
19 first and foremost water conservation. The scientific detailed
20 study show that that is the single biggest source for new
21 water. Water recycling, I Chaired the Water Recycling Task
22 Force with people from around the State, is the second largest.
23 There are likely to be -- well, in, in reliability, groundwater
24 desalination. I'd say groundwater desalination is more likely,
25 we'll see that increase. It's got a lot of upsides. But there

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1 will be water transfers, don't know how much. And when you're
2 doing what's called a north to south transfer, that being the
3 upper Sacramento Valley down to the San Joaquin Valley and
4 Southern California, again, the questions of the Delta are
5 there, and nobody has an answer for those questions right now.

6 Ocean water desalination, I chaired the State
7 Desalination Task Force. There's likely to be some. It will
8 be a small increment. There aren't that many places you can do
9 it. You have to do it -- you have to virtually locate with an
10 existing power plant. You can't put a new pipe into the ocean
11 and suck marine organisms into.

12 So that's where I think the water's going to come
13 from. And we have a report, a draft, on our web site which, I
14 don't know it is, probably pcl.org, that outlines that, and
15 we're welcoming public comment on that.

16 COMMISSIONER WINSMAN: And knowing this area and, and
17 it's diversification of many sources of, of water that we have,
18 we don't rely on the State Water Project for our water, we
19 don't rely on any one in particular, it's kind of a
20 conglomerate of sources that we have, how does that, how does
21 that make us fair in relationship to other communities that are
22 in similar types of circumstances?

23 MR. MINTON: It, it -- as I mentioned earlier,
24 Castaic is I think doing a very commendable job doing what
25 you're suggesting which is diversify, same as you do with your

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1 own investment portfolio. Don't put all your money into Enron
2 stock.

3 At the same time several of those are actually
4 interlinked. So when you talk about diversified assets you
5 want to be sure they're not sharing any common resource base.
6 If you talk about a water transfer or conjunctive use or
7 surface water supply from Northern California those are all
8 predicated on having water. Not just -- and we know that there
9 are some drought times and water plans say, okay, we accept
10 that there will be a cutback in our surface water supply but
11 we'll go more to our banked groundwater. Well, that presumes
12 that there's going to be water to bank, enough for all the
13 people who are counting on it, 'cause you're not the only ones
14 counting on it.

15 This is what Metropolitan Water District found out,
16 as I mentioned with that KD's proposal. They were asked to
17 spend a lot of money to create a groundwater bank. And there
18 was a lot of pressure. The Governor's Office pushed really
19 hard to try and get Metropolitan Water District to approve that
20 groundwater bank. The folk at Metropolitan, and this is a
21 couple of years ago remember, when they were talking about
22 surplus water on the Colorado River said, man, we're not sure,
23 we're not sure. They did they're own analyses. They became
24 concerned that there might only not be surpluses on the
25 Colorado, there might be shortages. Now it's great that they'd

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1 own a bank, but a bank doesn't create money. You've got to
2 have something to put into your savings account. And that's --
3 I mean, you're doing what you can but it's not a -- because so
4 many of them share that common surface water supply it's still
5 a shared risk across those assets.

6 CHAIR BERGER: Thank you, Commissioner Winsman. Ms.
7 Trautman?

8 VICE CHAIR TRAUTMAN: Yes, thank you. Thank you for
9 coming this evening, Mr. Minton. You had mentioned the Feather
10 River and I understood, and I don't have the article in front
11 of me so unfortunately I can't quote, but there was some
12 decision that was made recently regarding the Feather River.
13 Do you recall what that was and what effect it might have?

14 MR. MINTON: You might check with Kathy Kelly, I
15 don't -- I mean, there are like a zillion. But their -- I
16 don't think there's anything particular about their water
17 rights -- the Orville Dam is up for re-licensing.

18 VICE CHAIR TRAUTMAN: Okay.

19 MR. MINTON: And they have a major effort to re-
20 license. In that sense the terms and conditions, they are in
21 that process but they have not even approached a conclusion on
22 whether that would have any impact on their, their water supply
23 delivery capability that I'm aware of.

24 VICE CHAIR TRAUTMAN: Okay. And in terms of water
25 transfers, one of the reasons you suggested that the, the water

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1 transfer was not complete, the forty-one thousand acre feet,
2 was because the court decision has not been -- or the Draft
3 Environmental Impact Report has not been certified, and that
4 was contained --

5 MR. MINTON: As a result of Monterey litigation there
6 was a settlement and an agreement by the Department of Water
7 Resources and the defendants that they would redo that EIR or
8 they -- yeah, they'd redo it, it's called Monterey Plus EIR is
9 what they called it. And that is still in the works, so it is
10 not done. Castaic may, from the little I understand, may be
11 doing their own EIR, not dependent upon the Monterey Plus EIR,
12 but I don't -- I'm not an attorney so I don't know if, if
13 there's still a linkage there. I just don't know.

14 VICE CHAIR TRAUTMAN: Okay. But again, as you said
15 too just a moment ago that all of these transfers depend on, on
16 the availability of the water that's available to any of those
17 individual units that might be transferring the water.

18 MR. MINTON: Well, well, let me, let me clarify. The
19 transfer itself does not -- pardon me, the, the paper transfer
20 does not depend on water. Actually getting water depends on
21 Mother Nature, but you might get the right, somebody else's
22 right, their contractual right or a portion of their
23 contractual right, but if the water isn't there it isn't there.

24 VICE CHAIR TRAUTMAN: Okay. The question was asked
25 earlier by someone who made comments about the SWP shutting

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1 down pumps for fish, fish runs. Is that something with which
2 you're familiar or --

3 MR. MINTON: Yes, it -- but -- and I would also
4 invite you to, to pose that to Kathy Kelly 'cause she, she
5 works much closer with that. But as a result of endangered
6 species listings in that Bay-Delta from time to time the State
7 Water Project has to shut down it's pumps. It's had a, in
8 essence, a mitigation program for the past several years. It
9 was called the Environmental Water Account. We think that it
10 was really a mitigation account.

11 Currently it's funded by proposition funds which are
12 due to expire. I mean, there's only so much money. You don't
13 expire, you just run out of the money. And so the uncertainty
14 is whether they're going to be able to fund that mitigation
15 when the proposition funds run out. The water users have
16 expressed concern that they not pay for it. There's no money
17 in the General Fund to pay for it. So don't know what that
18 will turn out to be.

19 VICE CHAIR TRAUTMAN: Okay. And then for the moment
20 anyway, the last question that I wanted to ask was that I
21 understand from material that I'd gotten from the Planner's
22 Conference last year that Senate Bill 221 required that -- and
23 I, I imagine since you've written the guidebook on this you're
24 pretty familiar with the requirements, but I'm interpreting
25 this to mean that the verification of -- well, it says -- let

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1 me just read it.

2 "The written verification of water must also include
3 a description of reasonably foreseeable impacts the
4 proposed subdivision has on the availability of water
5 resources for agricultural and industrial uses within
6 the water suppliers service area that are not
7 currently receiving water from the public water
8 system but are utilizing the same sources of water."

9 Now does that also apply to residents whom we've
10 heard have wells in the east side of the Valley and they are
11 not on the system? What I was given to believe was that, that
12 the State only requires that in order to drill for a pump and
13 set up a well you just need to go and file with the State. But
14 I'm not hearing that there's any interaction that's being
15 required by law between the water agency and those who are not
16 within the agency but are pulling from the same water source.

17 MR. MINTON: It's a free for all.

18 VICE CHAIR TRAUTMAN: And the State has left it as a
19 free for all?

20 MR. MINTON: In most areas it has been. There are a
21 few groundwater basins that have been what they call
22 adjudicated, adjudged, meaning somebody took generally millions
23 of dollars of effort and years, if not decades, to try and sort
24 out who had all the rights. That's a very hard thing to do.
25 Another approach that more and more agencies are doing, and

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1 when I oversaw the State's Groundwater Bulletin, this is what
2 we actually recommended was that local agencies ought to get
3 together themselves and do their own groundwater management
4 plans that incorporate all the users and try and find the best
5 fit. And -- because if you don't eventually somebody's going
6 to get upset, either file for adjudication and/or go back to
7 the Legislature and say that the State needs so step in. And
8 the State's expressed interest several times but their, their
9 view has been let's give the locals a chance to do it
10 themselves.

11 VICE CHAIR TRAUTMAN: Okay. Very good. Thank you so
12 much.

13 CHAIR BERGER: Any other questions? Mr. Minton, that
14 was wonderful.

15 MR. MINTON: Thank you very much.

16 CHAIR BERGER: I thank you very much for your time
17 tonight.

18 MR. MINTON: I appreciate it.

19 CHAIR BERGER: Okay. We have next hour -- do you
20 want to take a two minute break, three minute break, or do you
21 just want to --

22 COMMISSIONER OSTROM: I'm good to go.

23 CHAIR BERGER: -- ready to go?

24 VICE CHAIR TRAUTMAN: I'm okay.

25 CHAIR BERGER: You're okay.

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1 VICE CHAIR TRAUTMAN: I'm okay.

2 CHAIR BERGER: Okay. It looks good. At this time if
3 it's okay with Katherine I'd like to introduce our next
4 speaker. From the California Department of Water Resources,
5 Katherine Kelly. Welcome Katherine.

6 MS. KELLY: Thank you very much. You know, this is a
7 very, very healthy discussion here and, and real -- and Jonas
8 gave a very good presentation, a comprehensive overview of, of
9 what we know about water supply in California and, and the
10 reliability of those sources, what the questions are.

11 I've been asked here to present the -- to --
12 information on the State Water Project Delivery Reliability
13 Report, and I will focus on that. It probably won't be as
14 dynamic as Jonas, so just bear with me. I'm more technically
15 based and policy driven.

16 The Department of Water Resources came out for the
17 first time with a Delivery Reliability Report for 2002. It was
18 issued as a draft in October of 2002 and then we received
19 comments, a significant number of comments, and we went to
20 great pains to address all of the comment letters that we've
21 received, and we included those responses in the final report.
22 So the final report is about three times as thick as the draft
23 report, so it's a very hot topic. As I mentioned this is the
24 first one that we did, and we have committed to coming up with
25 this report and updating it every two years, so we're do for

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1 another one for 2004. And as yet we are -- well, we're
2 expecting to have a draft sometime in October. And right now I
3 don't have a schedule for that report but like I said we're
4 targeting, targeting October.

5 The Delivery Reliability Report's purpose is to
6 present the, the delivery capability of the project to assist
7 planning organizations to local planning organizations and
8 interested parties in understanding what the delivery
9 capability of the State Water Project is. Next. Let's see
10 what it says.

11 The report made a statement about the Department's
12 perspective on this in that we support local districts
13 determination of the reliability of their local supplies. We,
14 we have made the Department staff and, and expertise available
15 to local districts if there are questions about the report or
16 questions about developing their integrated resources plan.

17 The, the report itself explains how we calculate the
18 reliability, it gives results, and then it shows very simple
19 examples as to how to apply the information. Next.

20 Okay. Now just a few basics. I don't know if
21 everyone in the room is familiar with the State Water Project,
22 so we'll go quickly through this. This is just a map showing
23 the major projects within the State for water delivery. The
24 Federal and the State Water Project run right through the
25 Delta. Next.

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1 As Jonas mentioned it is the hub for transferring
2 water from north to south. Next.

3 That is the Delta. That's during a wet time, and
4 it's looking from the San Joaquin west. You see Mt. Diablo in
5 the horizon there. But it's manmade channels, it's natural
6 channels, and there are levees protecting the land on all of
7 the islands.

8 The State Water Project consists of Orville
9 transferring water into the Delta for -- going further south
10 where the aqueduct branches to the east and west. Let's see, I
11 have this. Right here, I think that's where we are, here in
12 Santa Clarita.

13 The service areas that we deliver water, we deliver
14 water to twenty-nine water contractors. A couple of our major
15 contractors are Kern County Water Agency which has a Table A
16 amount of about a million acre feet. Metropolitan Water
17 District has table able, table able -- Table A amount of two
18 million acre feet. And then Castaic Lake right now has ninety-
19 five thousand acre feet of Table A amount.

20 Now what is Table A? Table A is the maximum amount
21 of water that the State Water Project can deliver under
22 contract annually, and it's also the tool that's used to
23 apportion the amount of water that is available for any
24 particular year. Next.

25 This chart shows how the Table A amounts for all

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1 twenty-nine contractors have accumulated over time. Each
2 contract has a Table A that specifies the maximum amount of
3 water that that contractor may receive from the State Water
4 Project for any given year. In the early years when the
5 project was just building up those amounts were small. But
6 over time they, they have increased and we are now pretty much
7 at the maximum amount of the Table A. So what this means is
8 the contractors may ask for their maximum amount, whether or
9 not they receive it is dependent upon the water supply. And
10 the amount of water that they receive is dependent upon the
11 portion of the total Table A that they have, so they get the
12 fraction of the supply that's available that is determined by
13 Table A. Next.

14 We also have -- one of the components of supply is,
15 is referred to as Article 21 deliveries, this is discussed in
16 the report to show the relationship between the Table A
17 deliveries and the Article 21 deliveries. These are -- this is
18 extra water that is available in the system that can be
19 transferred to water contractors, but it can not impact the
20 overall delivery capability of the project, and it can't be
21 stored within the system. So very simply this is usually a
22 water that shows up in the wintertime when all the other -- our
23 system is full. We can pump it through our system and deliver
24 it let's say to Kern County who can put it in a water bank, a
25 groundwater bank. But it can not be stored within our

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1 reservoirs.

2 Okay. Estimating our delivery reliability. Next.
3 We do use CALSIM II as our tool for this process. CALSIM II
4 simulates the operation of the State Water Project. Next. It
5 represents the Sacramento/San Joaquin River system. It
6 accounts for the system operational restrictions, the -- for
7 example, the amount of Delta outflow that we may need to
8 provide during certain months for water quality. The ability
9 -- the capacity of the export pumps to move the water, so
10 system constraints, it accounts for that. It does use
11 historical hydrologic data for seventy-three years, running
12 from 1922 through 1994. We haven't updated the hydrology to
13 past '94, we're in the process of doing that. These amounts
14 are adjusted for levels of development because the water supply
15 runoff that we would see in 1922 is not going to be the same if
16 we were to have the exact same rainfall and weather conditions,
17 if that were to happen today. We've got upstream uses and
18 development and so we adjust for those. Next.

19 Okay. This, this model is accepted by DWR and the
20 Bureau of Reclamation which is actually very significant. As
21 Jonas mentioned we used to have two models. We now have one
22 model, and that makes it good for analytical purposes. We do
23 use it for comparison purposes in order to analyze the value of
24 a proposed project which -- what it's impacts can be, it is
25 helpful in that regard. And we do also use it for this report.

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1 We also use it -- and please -- this is a little
2 awkward for me so please bear with me. We also use it to
3 analyze proposed constraints on Delta operation that may result
4 from water rights decisions and water quality decisions. So
5 it's a very valuable tool. Next.

6 On -- for delivery reliability I think we all have a
7 sense of what that is. For us it's the estimate of the
8 certainty that a given amount of water will be delivered to a
9 specific place at a specific time. Factors that can effect
10 this, just some basic factors are the reliability of the water
11 at the source. And so this relate to the issues related to
12 global warming, also upstream development, changes in water
13 use. Another factor is the means to convey the water, so this
14 could relate to levees in the Delta, the uncertainty there, or
15 maintenance outages for the -- for the aqueduct or for pumping
16 plants, or earthquakes that may disrupt service. And then the
17 other thing is the pattern and the amount of the demand. I'll
18 get into that a little bit, in a little bit more detail.

19 The study -- the CALSIM studies that we ran were
20 three for the Delivery Reliability Report. They -- each one
21 assumed that we only had the existing facilities for the State
22 Water Project. Now we are pursuing within my office a project
23 that would increase the export limit for the State Water
24 Project from its current level of sixty-six eighty cubic feet
25 per second to eighty-five hundred cubic feet per second. And

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1 that's estimated to increase our average delivery by about a
2 hundred and ninety-thousand acre feet. That is not included in
3 this report. So there are uncertainties on both sides or
4 assumptions on both sides. Things that would detract from the
5 amount and things that should increase the amount.

6 Another thing that -- another project that is out
7 there or action is something called Phase 8 where the
8 Sacramento River water users would make water available to the
9 State Water Project and the Central Valley Project and the
10 State Water Project and Central Valley Project would meet Delta
11 water quality requirements. So this is something that's being
12 directed by the State Water Resources Control Board, or at
13 least that's the impetus for it. And so they've come up with
14 this agreement that would end up providing additional supply to
15 the State Water Project. This is not in the report either.

16 So given that -- oh, and I also wanted to address one
17 more thing. CALSIM II does not model outages or, what do I
18 want to say, shutdowns in export that may occur as a result of
19 the take of endangered fish in the Delta. That -- we don't
20 know when that is going to happen and we haven't cranked it
21 into the model. However, that is definitely something that we
22 have worked very hard to avoid. In 1991 we had to shut down
23 the pumps because of taking endangered fish. The uncertainty
24 related to that was the impetus for developing the CALFED
25 Program.

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1 The CALFED Program has a, a program within it called
2 the Environmental Water Account which Jonas mentioned. Jonas
3 mentioned that he -- they view that as a mitigation action for
4 the impacts related to the State Water Project and the Central
5 Valley Project. Actually, it's the, the Department's
6 perspective that it is a, an account that can mitigate for I'm
7 impacts but also enhances the fishery habitat in the Delta. So
8 it's a combination. Jonas is right, there's questions about
9 just who is going to pay for this account as it continues on.

10 What this account does is it allows water to be
11 purchased for the Environmental Water Account. When we have to
12 curtail our exports this water is made available to replace the
13 water that was lost as a result of those curtailments. So from
14 the State Water Project's perspective this account really helps
15 to bolster the reliability of State Water Project deliveries.

16 So as a result the, the CALSIM runs in that regard
17 are little bit sturdier, more robust because we have the EWA
18 account in place than if it were not there and we would be
19 subject to curtailments due to endangered fish. But I hope
20 that's not too, too much detail, but the Environmental Water
21 Account is something new. It's been -- it's in four years of
22 operation. And it will be interesting to see just how we
23 manage to get it funded for the upcoming years.

24 Okay. The, the study report -- let's go back. The
25 three, the three levels of delivery that are looked at in the

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1 study report are for 2001, a variable demand, that's where our
2 water contractors, if it's wet, you know, the, the deliveries
3 or the demand is lowered. If it's dry the demand is raised.
4 However, that doesn't mean the water is there to meet it. And
5 we also do a 2021 weather variable demand, and you can see the
6 range. Four point one million acre feet per year is the
7 maximum Table A amount, and you can see that the thing -- that
8 what changes in this variable amount is that lower limit. So
9 at 2021 there is a greater demand for water as reflected in
10 that three point three million acre foot lower end of the
11 range.

12 And then we look at what would be the ability of the
13 project to deliver water if every single year the water
14 contractors wanted the maximum Table A amount. So this gives
15 the upper limit for water agencies that are debating about what
16 type of infrastructure they need to add to their system. This
17 helps to, to quantify the amount of water that could be
18 available from the project under that circumstance.

19 Then the Article 21, I won't emphasize that, the
20 Article 21 too much. You'll see that as the Table A demand
21 increases over time the amount of water available under Article
22 21 decreases. So that's as simple as that. Okay. Next.

23 The, the study results show that -- let's see, I
24 think I'll do this here, for 2001 we have an average delivery
25 of seventy-two percent of Table A, a maximum amount because

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1 it's a variable demand of ninety-three percent. So when it's
2 very, very wet the water may be there but nobody really needs
3 it, and so the State Water Project doesn't deliver it. The
4 minimum amount of nineteen percent, and that relates to a 1977
5 type year.

6 As we go into the higher demands you can see that if
7 we had asked for -- or the demands were the maximum of four
8 point one million acre feet every year our average increases,
9 but it doesn't increase a lot. Seventy-six percent versus
10 seventy-two percent. Well, that's indicative that we are very,
11 we are very close to our water contractors, at least according
12 to the study, getting very close to maximizing their demands.

13 Here we have a hundred percent that can be delivered
14 during wet years, and then just a slight increase, which is
15 sort of within the noise for the very driest of years. Next.

16 Just -- I won't go into too -- any -- hopefully not
17 any detail on this, but this is in the report. This is for
18 drought years. It shows that -- have the average value there
19 for the seventy-three years of data, and then you can see that
20 1977 type year is very, very dry. The next two years drought
21 is a '76/'77, but it jumps up quite a bit. And that indicates
22 that -- just how dry '77 is. And the other drought years are
23 averaging around forty percent of Table A deliveries. Next.

24 The reason this is interpolated, related to one of
25 the Bills, either 6 -- 210 or 660 because you're looking at

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1 five year increments. It's strictly a linear interpolation
2 between the studies.

3 These are wet year results, and you can see these are
4 for two year through ten year wet periods. The -- as we get
5 into longer wet periods there's not as much water available.
6 The -- a two year wet period is very wet, one year is very wet,
7 so that's why you see a decreasing amount here. And I think
8 that's about it, except that during wet years if you have a
9 higher demand they're going to be able to deliver more. So
10 there's not -- I don't think there any earthshaking information
11 there. But we're presenting that also to provide the overall
12 picture of what the delivery capability is.

13 I think the more useful information here for planners
14 is the probability curve or the accedence curve. And what this
15 is is plotting the delivery amounts -- a ranking, a ranking of
16 the deliveries. So the different colors here represent the
17 three different studies. We have a percent of Table A over
18 here on the right, and then just the amount of Table A that
19 corresponds to those percentages over on the left. And then
20 underneath here is the amount of time that a delivery is at or
21 above a given level. So down here at the end, let's say we
22 want to read here for eighty percent, we say for any given year
23 there's an eighty percent chance that you will -- that
24 deliveries will be at or above, and I think it goes up over to
25 fifty percent. So this is for every -- any given year. I

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1 would not say that for eight years out of ten you would have
2 that. It's a year specific parameter.

3 For -- another way of looking at this is for any
4 given year there's a fifty percent chance that, I don't know,
5 we're around eighty, eighty percent, we'd be at or above eighty
6 percent, or you could say at or below eighty percent if you
7 wanted to.

8 The average value is simply the sum of all the
9 deliveries divided by the number of years. And so the average
10 is different than what you'll -- what you see here.

11 So the report gives an explanation as to how this
12 could be used for a fictional irrigation district. Next. This
13 is Green Acres Irrigation District. It's water supply is for
14 irrigation. It has an average annual demand of three hundred
15 thousand acre feet, and it has two sources, ones State Water
16 Project, ones groundwater. It needs a hundred and eighty
17 thousand acre feet a year to keep the trees and vines alive.
18 State Water Project water is cheaper than pumping out of the
19 ground, and so this district would like to know what's the
20 probability that the State Water Project will be able to
21 provide a hundred and eighty thousand acre feet in any given
22 year.

23 So what we did in the report was put the percent of
24 Table A's the same, but here we've got three hundred thousand
25 acre feet for Green Acres. And what, what we do -- next -- is

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1 take that hundred and eighty thousand which is their point of
2 interest which equates to sixty percent of their Table A.
3 Next. You drop down and so the, the information that's being
4 provided here is that for any given year there's an eighty
5 percent chance that they're going to be able to have at least a
6 hundred and eighty thousand acre feet of water from the State
7 Water Project.

8 Now the district would -- may be interested in other
9 things and this report can help them with that, such as will
10 the groundwater be able to cover the needs during a multi-year
11 drought. And if that's the case they can look at the tables in
12 the back and take a look at deliveries for specific years
13 through drought periods. Will the groundwater basin be able to
14 cover the worst situation from the State Water Project?

15 And I, and I would like to add here that the
16 combination of the information that is provided here with the
17 knowledge of how we know the -- that the project has been
18 operated in the past is very powerful for water districts. You
19 can take -- for example, this district, well, the worst year
20 for deliveries as estimated in the report, will that give, give
21 enough water combined with their groundwater to meet their
22 needs? What level can get there? And if -- and our report
23 shows for 1991, which we know is a very dry year, that we will
24 deliver, I think it's around nine hundred thousand acre feet.
25 Well, we know that in this report if you're looking at

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1 individual years it's not -- it's useful information but it's
2 not the absolute best information. And so knowing what we
3 delivered in 1991, which was much less, is very useful
4 information to that district.

5 So there needs to be a real analysis and judgment
6 used in determining the reliability of any given supply. But
7 this report is helpful to help give estimates as how a local
8 system would respond under various, various conditions. Next.

9 Okay. In the Delivery Reliability Report we
10 committed to conducting several studies. And we've also had a
11 peer review through the CALFED Science Program of CALSIM II.
12 We have done historical simulations using CALSIM II. These
13 were for a drought period from I think it was '87 through '92.
14 We ran that simulation with CALSIM and adjusted it for changes
15 that occurred from -- excuse me, '87, we had a different
16 situation there. We had Delta standards that were different.
17 And then we had different beginning storages within the system.
18 So we adjusted for those things and the CALSIM II model
19 compared very, very well in that regard.

20 We've also done a historical simulation of a longer
21 period, and that's quite an involved report that is posted on
22 our web site. The peer review has helped -- there have been --
23 if you look at comments, the peer review is very constructive
24 and, and it has -- the reviewers have stated that CALSIM II is
25 the state of the art system modeling tool.

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1 Given that there are weaknesses within the model, if
2 you're going to use it for predictive purposes take a look at
3 how you can verify and calibrate the model, we're doing that.
4 We took information from the peer review and have developed a
5 work plan for future changes to the model or improvements to
6 the model. So it's, it's a very dynamic and constructive
7 effort. And I would say that regardless -- or the statements
8 that the peer reviewers made were very helpful and also very
9 supportive of the model. So I just wanted to get that out
10 there. And we're using that -- those -- the peer review's
11 conclusions to develop our work plan and we'll probably check
12 back with them in several years.

13 We've also done -- committed to a sensitive analysis
14 of CALSIM II. And what that means is that we forecast
15 conditions for the year 2021 and we assume that there will be
16 certain water use upstream in the Sac Valley. That we assume
17 that there's not going to be any global warming. We assume
18 that the future is going to be like the past. And so the
19 sensitivity analysis takes a look at those input parameters
20 and, and varies them a little bit to see what the response is
21 of the model. And we're just rapping up that study and it, it
22 will be posted on the web. I believe it should be done in
23 August. And so we can see that, that's a helpful step in
24 assessing the response of the model to changing conditions.

25 And finally, as I mentioned before, we should have an

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1 update of the 2004 report by October.

2 There's one other thing I want to point here, and,
3 and that is that the Bulletin 160 Report, the California Water
4 Plan update that Jonas was working on prior to going to half
5 time, one of the sections is devoted to developing tools for
6 analyzing the California water system. And CALSIM is helpful,
7 but CALSIM is not the ultimate tool. And I don't think we'll
8 have any one ultimate tool. But what we're -- what we -- what
9 I expect the Department to undertake would be a development of
10 additional tools to help us analyze the global warming impacts
11 and, and other things. But right now for us that looming one
12 is global warming.

13 So that concludes my presentation.

14 CHAIR BERGER: Very good. Thank you so much. And
15 I'd like to start the questions on this side if I could with
16 Commissioner Winsman.

17 COMMISSIONER WINSMAN: Yes, Ms. Kelly, thank you very
18 much for taking the time out of your schedule to make a
19 presentation to us here this evening as well. I think it's
20 only fair that I ask the same questions of you that I asked of
21 Mr. Minton, and they deal with, with public policy which is not
22 your forte. You're forte's more on the technical side. But
23 nonetheless I'm sure that some of these considerations are
24 taken into consideration in, in your endeavor to come up with
25 projections that water purveyors and other suppliers can use

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1 effectively and efficiently and reliably.

2 So basically from your standpoint as a water
3 professional what is your position on water supply versus
4 growth based on the State's population projections which we're
5 all concerned with, and the fact that two-thirds of those are
6 internal births, how would you suggest that we as planners meet
7 our resource needs to serve that anticipated growth? If you
8 could tackle those two.

9 MS. KELLY: Did someone say birth control? Multi-
10 family dwellings. Well, I must say that I have not been posed
11 that question before. I, I do -- there are -- the things that
12 come to mind for me are to develop a, a portfolio of supply
13 sources and water management actions so that you've got several
14 actions that, that can help to compensate for a low level of
15 supply. So that, that's one thing. And another thing would be
16 to become more sophisticated or willing to -- well, more
17 sophisticated about risk assessment, and then also coming to
18 terms with analyzing just what is an acceptable level of risk
19 for having a low level of supply, for experiencing drought.

20 One of the things, now I'm going to get off tangent
21 -- get off on a tangent, slight tangent, is you notice that
22 when, when Jonas had his, his maps up there showing temperature
23 changes in the Sierras the time frame there went up to 2090.
24 The CALFED Bay-Delta Program is right now pursuing a through-
25 Delta approach for water supply, and also financing research

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1 and implementation of, of water treatment actions. And, and
2 those things are very dependent upon what is happening with
3 respect to global warming.

4 So I think all of us are much more -- or see the need
5 to understand the risks associated with any course of action
6 that we take. And the -- and science comes into play here in
7 that we, we are assessing things like the risk of levees
8 failure for earthquakes and what is the range of sea level rise
9 that we may experience in the Delta and the change in fresh
10 water supplies. Those -- the need for focusing on science and,
11 and research and then making very wise decisions on research
12 that can help us out in 2090 for water treatment.

13 So maybe for a local district you're, you're focusing
14 on not only water supply and volumes and timing, but the water
15 quality treatment associated with that and, and developing
16 options such as what is this, you know, purple pipes and -- for
17 reclaimed water. And you know, a separate system for very
18 clean, you know, potable water.

19 I know that I'm probably giving you a whole grab bag
20 of, of, of things. But that, as a, as an engineer that's what
21 I'd be looking at, all these various components and pulling
22 them together into a cohesive plan for the management of, of a
23 local area.

24 COMMISSIONER WINSMAN: Thank you. And, and knowing
25 what, what you do know about our area and again the

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1 diversification of our resources, of our supplies of, of water,
2 is there anything that we're missing? From a professional
3 standpoint is there any other thing that we should be looking
4 at as another source of water?

5 MS. KELLY: I'm not real familiar with what Santa
6 Clarita is looking at. I know Jonas mentioned desalination of
7 groundwater or treatment of groundwater which I think is going
8 to become more important over time. I don't know if you are
9 separating out your treatment, recycled water for irrigation
10 versus, you know, other water for potable supplies. If you've
11 got waterless urinals I figure you're pretty progressive up
12 here.

13 COMMISSIONER WINSMAN: Thank you. Thank you.

14 CHAIR BERGER: Great. Thank you very much.
15 Commissioner Burkhart?

16 COMMISSIONER BURKHART: A question you might be more
17 comfortable answering, and it's one that I've asked a couple
18 times so we'll see if I get the same answer from you. On the
19 table that shows delivery, Table A deliveries in average in dry
20 years, single year dry year shows a nineteen percent delivery
21 in 2001 and then in a two year drought it jumps up to forty-
22 eight percent.

23 Now casual guy reading this thing would say, well, if
24 your going to be in a drought for a long time you'd probably
25 have less water delivered. Why does the amount of water go up

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1 so high?

2 MS. KELLY: 1977 was an extremely dry year and 1976
3 wasn't extremely dry. But the combination of those two
4 produced the statistic to put it as the two year drought. So
5 it -- the -- it still has a low amount of supply, but it points
6 out that '77 was just extremely dry. Does that --

7 COMMISSIONER BURKHART: The answer that I got before
8 was that in a single year drought situation there is less water
9 to deliver and less -- and a lot of demand because people
10 haven't changed their habits in water use. Conservation plans
11 haven't been put in place. People are watering their lawns.
12 It's like you don't realize you're in a drought until you're
13 halfway through it. When we get into extended drought periods
14 after the first year there's a recognition that there's a water
15 problem and all those things start to click in. Conservation
16 comes into play. People start sacrificing their lawns. They
17 stop washing their cars. They do all those things. So
18 consequently there's more water available because the demand
19 goes down in a longer drought period. Is that -- how does that
20 play into this?

21 MS. KELLY: That doesn't play into this.

22 COMMISSIONER BURKHART: It doesn't play into this?

23 MS. KELLY: It doesn't. What, what CALSIM does is it
24 looks at the water supply available for that year. And we
25 would, we would show a greater demand during a dry year than we

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1 would under wet conditions with those various demand scenarios.
2 If it's very, very wet in Southern California the demand will
3 be less than if it's very, very dry. So the demand will be
4 very high but the amount of supply available to meet it will be
5 low.

6 So we don't -- CALSIM does not reflect any of the
7 actual management things that are characteristics that you
8 would see when you're actually -- when you're managing a supply
9 real time for, for a community and the, the human response.
10 We, we don't crank that into it.

11 COMMISSIONER BURKHART: So it doesn't take into the
12 account the demand changes based on people's behavior during
13 dry --

14 MS. KELLY: Right.

15 COMMISSIONER BURKHART: -- during the dry period?

16 MS. KELLY: Right. It doesn't do it that way.

17 COMMISSIONER BURKHART: That's good, thanks.

18 MS. KELLY: Okay.

19 CHAIR BERGER: Ms. Kelly, on that same point then, if
20 you look at 1978, when you put down here a two year drought I
21 assume that '76 would be a drought too, if it's -- if you wrote
22 two years, '76 and '77 drought. If you take out '76 and
23 replace it with '78 do you remember what kind of year that was,
24 and then would that number have gone down significantly?

25 MS. KELLY: I -- '78, I recall that they were

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1 having -- somebody told me this 'cause I was only twelve at the
2 time, but I was sitting on grandpa's knee and he was telling me
3 all about it. No. They were having hearings in the winter of
4 '77 about the drought and while they were giving testimony it
5 started to pour rain. And it just poured in '78. So '78 was a
6 fairly -- I don't know the exact ranking. I could probably
7 look it up. But '78 was not a dry year.

8 CHAIR BERGER: Okay. Great.

9 MS. KELLY: Okay.

10 CHAIR BERGER: Thank you very much.

11 MS. KELLY: Okay.

12 CHAIR BERGER: Ms. Trautman?

13 VICE CHAIR TRAUTMAN: Yes, thank you, and thank you
14 for agreeing to meet with us again. I will ask the same
15 questions, and I have a couple of other questions as well.
16 Does, does anything ring a bell about Feather River? I know I
17 saw it --

18 MS. KELLY: Oh.

19 VICE CHAIR TRAUTMAN: -- in the paper two or three
20 weeks ago.

21 MS. KELLY: Just as Jonas said the -- what I am aware
22 of with Feather River is the FERC, Federal Energy Regulatory
23 Commission process. It's been going on for several years and
24 will continue for several years. They've been having meetings
25 locally especially to address recreation on the, on the lake.

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1 But as far as any kind of a decision, legal decision for the
2 Feather River, I'm not aware of it.

3 VICE CHAIR TRAUTMAN: All right, thanks. And what is
4 your understanding of the State's regulation of any groundwater
5 use in an area that -- where the groundwater users are not
6 served by the local agency, is it --

7 MS. KELLY: The -- just as Jonas said, there are
8 certain basins within the State that are adjudicated and so
9 they have groundwater basin managers and, and under law they
10 need to coordinate their efforts. Other than that there aren't
11 requirements for these, for these wells or for an assessment of
12 impacts. And it is a preferable way to, to work out agreements
13 locally rather than to try to go through the adjudication
14 process because it, it's long involved and expensive.

15 VICE CHAIR TRAUTMAN: Thank you. And Mr. Minton had
16 deferred to you on the issue of the SWP shutdown of pumps for
17 fish runs. You said that you don't track those at all, is that
18 correct?

19 MS. KELLY: I, I track them, but --

20 VICE CHAIR TRAUTMAN: You track them when they, when
21 they happen, but you don't know when to anticipate, is that
22 the --

23 MS. KELLY: Oh, we, we, well, we have a suspicion
24 that it's going to be Delta Smelt and it's going to be some
25 time in the, in the spring. But my point is that in, in, in

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1 CALSIM we don't crank that in. We don't crank it in that we're
2 going to have a shutdown, a curtailment of pumping because of
3 endangered species take limits at the pumps. We do have
4 operation requirements that have us curtail in the springtime
5 just for that reason, and that's a proactive approach to
6 managing the project. And then there's also the Environmental
7 Water Account which we've used in the last four years and plan
8 to continue, at least through Stage 1 of the CALFED program
9 which would go through another three to five years, that would
10 allow us to make more proactive curtailments in exports to
11 protect fish and have the water projects be reimbursed for the
12 water that was lost during that time. So --

13 VICE CHAIR TRAUTMAN: Okay. So that -- would that be
14 one, one of the factors then that you would take into account
15 along with global warming and all sorts of other variables as
16 you reevaluate? You had mentioned that you there will be a
17 future study coming where you look at all of those sensitivity
18 studies.

19 MS. KELLY: Oh, our, our sensitivity studies don't
20 look at global warming per se. We say if this input parameter
21 -- let's say the inflow into Shasta Reservoir is ten percent
22 less than what we've estimated, how does that effect the
23 overall system delivery. For the State Water Project, it's not
24 going to effect it much 'cause that's a Central Valley Project
25 Reservoir. If the inflow to Orville Reservoir is decreased by

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1 ten percent how does that affect deliveries to the State Water
2 Project. Then you've got a fairly direct relationship and so
3 we would be able to see that.

4 So it's more a just tweaking the input parameters,
5 key input parameters, and seeing how the system -- how CALSIM
6 responds, in particular with respect to deliveries for the
7 State Water Project.

8 VICE CHAIR TRAUTMAN: Okay. Thank you. And you had
9 mentioned expansion of pumping capability, did I hear that
10 correctly?

11 MS. KELLY: Right, yes. I've built a career on this
12 project.

13 VICE CHAIR TRAUTMAN: Okay. So what regulations do
14 you foresee prohibiting expansion? I mean, what obstacles are
15 you looking at in the path of expanding pumping?

16 MS. KELLY: Oh, well, the Department tried -- let's
17 see, where do I want to begin. The, the State Water Project is
18 actually sized to export ten thousand three hundred cubic feet
19 per second. We currently have a limit of sixty-six hundred and
20 eighty cubic feet per second. Years ago DWR attempted to get
21 the limit increased to ten thousand three hundred. We never,
22 we never got there. And now we are trying to increase the
23 limit from sixty-six eighty to eighty-five hundred cubic feet
24 per second. And even doing that, it's taking a tremendous
25 effort, a coordinated effort with the CALFED agencies to

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1 convince folks that are concerned about Delta water quality,
2 concerned about the environment that we can do this in
3 coordination with the CALFED actions associated with water
4 quality and the environment and have every aspect of concern,
5 you know, improve.

6 And so we are -- have been working very hard within
7 CALFED to come up with a draft memorandum of understanding that
8 would allow the State Water Project to, assuming that we can
9 meet all of the NEPA and CEQA requirements, increase the export
10 limit to eighty-five hundred cubic feet per second and take
11 some other actions. But we have to commit to doing other
12 things that will improve water quality and provide assurances
13 for the environment in order to do that. And so we hope to
14 have a draft EIR/EIS out this year on this project, and then
15 hope to be able to have it final next year and be able to start
16 incrementally increasing the export, but it will be variable.
17 We won't be able to do those increases during fish sensitive
18 times, so we're not looking at doing it, you know, eighty-five
19 hundred throughout the year.

20 VICE CHAIR TRAUTMAN: Okay. I know this is pulling a
21 rabbit out of a hat, but I know that you know figures so you
22 may know this off the top of your head. What was the highest
23 total demand of Table A water amounts that was requested and
24 met by State Water Project?

25 MS. KELLY: I think we've asked for the full -- I

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1 think the full Table A amount has been asked for in several
2 recent years. And Mary Lou probably has this at -- you know,
3 in her hip pocket.

4 MS. COTTON: I do.

5 MS. KELLY: I think, I think it was this year, maybe,
6 maybe 2000.

7 MS. COTTON: Yeah.

8 MS. KELLY: Several years now. You know, in 1970 --
9 no, no, we didn't -- they may have asked for their maximum
10 Table A but at that time it was -- the allow, it was very low.

11 VICE CHAIR TRAUTMAN: All right. And then finally, I
12 gather you have the same amount of familiarity with other water
13 agencies in state that you go and talk to them and you answer
14 their questions as well. And what I was wondering is how would
15 you compare -- what do other water agencies -- how do they
16 report water availability? Do they report it just based on
17 historical average, do they take that number? Or do they
18 present it as a range of possibility? Because based on the
19 reliability table that's in the State Water Report, the last
20 one produced, there is sixty percent of Table A amount
21 available eighty percent of the years, but then there's also
22 thirty percent available ninety percent of years, and eighty
23 percent available fifty percent of years. So do other water
24 agencies present it as a range of possibility with a low amount
25 if, if this, if this is a drought year or, or if it falls in a

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1 six year drought period and then here's what it would be if
2 systems were optimum?

3 MS. KELLY: I can't tell you what other water
4 agencies do. I can tell you the interpretation of this
5 information is where we have a low amount that corresponds to
6 ninety, it's ninety percent of the time it would be at or
7 above, the delivery would be at or above that amount. Ten
8 percent of the time the delivery would be at or below that
9 amount. So it's not a, you know, one year out of ten this is
10 what you, you can expect, although it's tempting. And at times
11 I have really -- I have slipped into it myself. But that's,
12 that's not how it works. Because the, the same with, with
13 flood, flood management or, or flood, estimates of flood, a
14 hundred year flood. Just like Jonas said, every year you've
15 got a one percent chance that that flood's going to occur.
16 And, and so that means that you could have a hundred year
17 flood, you know, two years out of five. It's just the way the
18 statistics -- the way it happens.

19 VICE CHAIR TRAUTMAN: All right. Thank you very
20 much.

21 MS. KELLY: Okay.

22 CHAIR BERGER: Thank you, Commissioner Trautman.
23 Commissioner Ostrom?

24 COMMISSIONER OSTROM: Yeah, just a couple of
25 comments. The two, two items that Mr. Minton really wanted us

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1 to focus on were weather trends and the delivery system. And
2 I, I gather that the Department of Water Resources is
3 addressing those and their, their results will be coming out,
4 one in October 2004 and --

5 MS. KELLY: Well, this is going to be a challenge for
6 us. And, and because we do not have -- at least I'm not aware
7 of global warming information that we can take and apply to
8 State Water Project deliveries, you know, an analysis of the
9 deliveries. So then the question is, well, what, what are we
10 going to do with our update in 2004? And our CALSIM runs are
11 not going to show results that are significantly different from
12 what are in the 2002 report.

13 So we've got a challenge within the Department as to
14 how we are going to characterize the information and what
15 information we're going to put in the report and be -- and have
16 it be useful, you know, for local entities.

17 COMMISSIONER OSTROM: And the delivery system?

18 MS. KELLY: The --

19 COMMISSIONER OSTROM: Well -- okay. Well, that had
20 to do with global warming.

21 MS. KELLY: Right.

22 COMMISSIONER OSTROM: Okay. And then the other issue
23 had to do with the delivery system about the levees.

24 MS. KELLY: Oh, about the levees.

25 COMMISSIONER OSTROM: Yeah. And then you had

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1 indicated that there was a -- like a levy reliability study or
2 something.

3 MS. KELLY: There's a risk assessment that will be
4 done in a couple of years but we don't have that now. The levy
5 breach that we had, and we're almost done repairing, actually
6 the information that I got from operations is that we didn't
7 see any -- a water impact, a water delivery impact. We were
8 concerned about water quality but it just happened that the
9 State Water Project's exports were, were at a very low level
10 during that time because they were doing some operation and
11 maintenance during that time. So for this particular one, as
12 dramatic as it is we're not -- at least I'm not expecting to
13 see a water supply impact associated with that. We'll be
14 monitoring water quality and we may have less water -- we may
15 have water that has a higher salinity content --

16 COMMISSIONER OSTROM: I see.

17 MS. KELLY: -- but still be within our requirements.
18 The uncertainty with levees and the whole through-Delta
19 approach is, is something that we're -- you know, we've lived
20 with and will continue to live with here within the State.

21 COMMISSIONER OSTROM: What about the bypass canal,
22 that's -- is that --

23 MS. KELLY: The, the approach for the CALFED Program
24 is a through-Delta approach which means that we're looking for
25 ways to convey the water through the Delta through the existing

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1 channels. If the evidence, the preponderance of information
2 that's developed over -- since the 2000 when the CALFED Program
3 was implemented indicates that that is not a prudent way to go,
4 you know, we could, we could shift off of that. But right now,
5 and I would say it would have to be a preponderance of evidence
6 to say -- to have a -- no longer seek a through-Delta approach
7 and seek the peripheral canal.

8 COMMISSIONER OSTROM: Okay. I see. And then my last
9 comment, you, you hit the nail on the head with -- when you
10 mentioned we need to determine an acceptable risk. And the --
11 I, I speak from a perspective of an engineer also. We have,
12 you know, designed earthquakes, we have designed wind, and we
13 have even floods. But we don't really have a designed drought.
14 And I think they -- that the difference in there has to do with
15 the, the structure that it's effecting. Civil engineers, they
16 tend to want to, you know, digitize all this and, and get hard
17 numbers to design to, but we have to cross over between the
18 technical to the humanities. And I think maybe that DWR would
19 be a good organization to, to start addressing what a designed
20 drought --

21 MS. KELLY: Designed drought, that's an interesting
22 concept.

23 COMMISSIONER OSTROM: -- might be, you know. Thank
24 you.

25 CHAIR BERGER: Thank you, Commissioner Ostrom. Ms.

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1 Kelly, the -- your organization, you said they're going to look
2 into the levees, the structures and monitor any maintenance of
3 these in the future, do -- is that correct? I mean --

4 MS. KELLY: Go ahead.

5 CHAIR BERGER: My question was is your agency, do
6 they, do they have a budget in to do this and potential upkeep
7 of this? Is this something that's in the budget that's
8 expected that you know of?

9 MS. KELLY: The -- this is, this is one part of the,
10 the CALFED Levy Program. That program is -- it's actually to
11 the overall -- when it was first established as to -- the
12 objective was to improve levees, bring them up to a higher
13 standard than they are currently. The State has been funding
14 this effort through bond funds and the funds will be running
15 out in 2006. So -- and as a result of the level of funding we
16 have not pursued trying to bring all the levees up to a higher
17 level of protection. We have gone into a -- maintaining the
18 levees that are in the Delta, cost sharing with the reclamation
19 districts. Every island that you see out there has a
20 reclamation district associated with it that is responsible for
21 maintaining the levees -- the levy around that island. So we
22 provide cost share money to districts so that they can do
23 maintenance and bring their levees up to a reasonable level of
24 protection.

25 We, we are pushing through legislation on the Federal

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1 -- in Federal legislation to get Federal money and get the Corp
2 of Engineers, giving them the flexibility to come into the
3 Delta and start working on improving Delta levees. It's a
4 tremendous amount of money. The, the amount of money that
5 we're talking about for -- that the State has been distributing
6 is about twenty million dollars for let's say three years, so
7 twenty million dollars a year for three years. That, that --
8 it's a huge job and that's -- the twenty million is, is put to
9 very good use and very effective. But to really do the job for
10 all of those levees, or to assess a risk, a preference, a
11 priority, what islands are of more value to the State than
12 others, very touchy situation, but that is something that has
13 been touched upon in the levy program but we don't have a, a --
14 we don't have a study or results that are out there telling
15 individuals that their island doesn't rank as high as the
16 others.

17 So the -- we do, and to summarize, we do have a levy
18 program that does maintenance of the levees out there to the
19 amount of money that's available. It has an emergency response
20 component. We've actually prevented in the last, oh, I think
21 it's about five years, four potential breaches. So we could
22 have seen four of these that we saw at Joan's Tract (phonetic)
23 because we got out there in a preemptive manner.

24 And then we also have this seismic risk study that is
25 -- was expected to be out earlier, but with funding and

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1 contracting issues with the State we're now looking at having
2 some -- a draft report I believe in about a year to a year and
3 a half.

4 CHAIR BERGER: Okay. The other question I was
5 concerned again is, is -- was brought up many times, was that
6 global warming, and I know you said you guys don't project
7 that. But you know, you have a CALSIM model that goes back
8 eighty-one years I assume, is that the --

9 MS. KELLY: Seventy-three is what we have.

10 CHAIR BERGER: Seventy-three, okay.

11 MS. KELLY: We need, we need to update it.

12 CHAIR BERGER: And, and what I'm looking for are any
13 kinds of statistics or trends that go back -- I know, 'cause if
14 we look at, at Mr. Minton's projection out eighty years, you
15 know, that seems to make sense on that. But -- and if we can
16 look back seventy years now, if we go back to the computer
17 model that you're looking at and you go back are there any
18 statistics or, or trends that show that droughts are getting
19 longer more often the past thirty, forty years? Are we
20 starting to see the dryness take effect yet?

21 MS. KELLY: Morrie Roos with the Department who's a
22 retired annuitant would, would be the one to answer that. I, I
23 know that he sees trends in, in the data, but whether it's just
24 for that seventy-three year period of the CALSIM, you know,
25 hydrology I would expect that he's looking at a larger time

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1 frame, perhaps tree ring studies and that sort of thing.

2 With the -- in the seventy-three years that CALSIM
3 models -- from our perspective that's, you know, that's, that's
4 the historical record and we've seen dry years, wet years, a
5 wide range of, of years. So I would, I would venture to say
6 that we wouldn't see a trend in just a short seventy-three year
7 period.

8 CHAIR BERGER: Okay. And then the, the gentleman's
9 name is Morrie Ross (sic)?

10 MS. KELLY: Roos.

11 CHAIR BERGER: Roos.

12 MS. KELLY: R-O-O-S.

13 CHAIR BERGER: R-O-O-S.

14 MS. KELLY: Yeah.

15 CHAIR BERGER: Thank you. Okay. Any other questions
16 for Ms. Kelly? Wonderful job tonight.

17 MS. KELLY: All right.

18 CHAIR BERGER: Thank you very much for coming out.

19 MS. KELLY: Thank you.

20 CHAIR BERGER: Okay. Fellow Commissioners, we had
21 our education tonight. The next item we have on the item is
22 again obviously on water tonight. So are there any other
23 questions or comments that you'd like to share?

24 VICE CHAIR TRAUTMAN: Mr. Chair, I would just like to
25 ask since we changed the order of the questions if anyone who

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1 came late expecting to be able to pose a question who's not
2 already -- or not a question but to make a comment, if that --
3 if anyone who's come in late would like to make a comment would
4 that be acceptable? I don't think it's that many people. I
5 think maybe one or two people may have come in.

6 CHAIR BERGER: Well, I -- let's, let's just ask the
7 Commissioners if they think, think it's -- they'd like to do
8 that.

9 COMMISSIONER OSTROM: Sure, I'm all for it.

10 CHAIR BERGER: No problem?

11 COMMISSIONER BURKHART: I don't care.

12 CHAIR BERGER: Okay, okay. That would be great. How
13 many people, if you'd please raise your hands that have not
14 spoken tonight that might like to speak now, how many people
15 would like to do that? Okay. Can you guys -- I'm sorry, but
16 you guys go to the back and get a, a speaker's page and it fill
17 out and we'd more --

18 MS. SQUIRES: I already did.

19 CHAIR BERGER: Oh you did? Great.

20 MS. SQUIRES: Yeah, I already did.

21 CHAIR BERGER: Okay, good. Then, then we'll be more
22 than happy to listen to you guys now. No, this is the same
23 item. Yeah, Item 1.

24 VICE CHAIR TRAUTMAN: It's just for those people who
25 have come in late expecting the normal order of public comment

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1 and who have submitted since.

2 CHAIR BERGER: Ms. Savaikie?

3 MS. SAVAIKIE: Hold one second.

4 CHAIR BERGER: You're, you're the next the next item.

5 MS. SQUIRES: Is that on Riverpark?

6 MS. SAVAIKIE: I'm speaking tonight.

7 CHAIR BERGER: Good, I just wanted to make sure. And

8 Ms. Squires, you want to speak on this item?

9 MS. SQUIRES: After Riverpark.

10 CHAIR BERGER: Oh, okay. Wonderful. And then --

11 okay, we got -- so nobody else is speaking? Okay, great.

12 VICE CHAIR TRAUTMAN: Very good. Thank you.

13 CHAIR BERGER: With that, you want to take a little

14 break?

15 COMMISSIONER BURKHART: Yeah.

16 COMMISSIONER OSTROM: Yeah --

17 CHAIR BERGER: Okay. Let's, let's take about --

18 VICE CHAIR TRAUTMAN: Ten?

19 CHAIR BERGER: -- a ten minute break if we can. And

20 again, before, before we leave, Mr. Minton and Ms. Kelly, thank

21 you very, very much.

22 (The Commission Recessed From 8:30 p.m., Until 8:43 p.m.)

23 CHAIR BERGER: Okay. Welcome back, ladies and

24 gentlemen. We'll get started on Item Number 2, continued

25 public hearing on the Riverpark Project. Case Planner, Mr.

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1 Jeff Hogan.

2 MR. HOGAN: Good evening, Chairperson and Members of
3 the Planning Commission. I'm Jeff Hogan, an Associate Planner
4 with the Planning Division. I believe tonight's the seventh
5 public hearing for the Riverpark Project. Again, tonight, the
6 purpose of tonight's meeting is to respond to the Commission's
7 questions related to the water resources. The vast majority of
8 the questions are related to reasonable water issues, and the
9 Riverpark DEIR relied upon the Urban Water Management Program,
10 various technical reports, annual water reports, State
11 Department of Water Resource information, Riverpark S10 water
12 assessment. Shortly here we'll have Ken Koch from Impact
13 Sciences give the Planning Commission a brief overview of those
14 responses and as previously mentioned we have Mary Lou Cotton
15 from CLWA here to answer any questions the Planning Commission
16 may have later.

17 And just real quickly, future meetings, the next
18 Planning, Planning Commission meeting for Riverpark is
19 scheduled for July 20th. The purpose of that meeting is to
20 respond to questions related to air quality, traffic, noise,
21 innovative criteria, biology and the rental apartment versus
22 owner occupied condo/townhome issue, and any other remaining
23 outstanding issues related to the DEIR and DEIR responses.
24 Staff will also be requesting further direction and feedback
25 from the Planning Commission on any outstanding issues,

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1 modifications related to the site plan. I'm going to turn it
2 over here to Ken Koch from Impact Sciences.

3 MR. KOCH: Good evening, Chairman Berger, Members of
4 the Commission. My name's Ken Koch, I'm an Associate with
5 Impact Sciences, the environmental consultant to the City on
6 this project. Tonight I'm going to present some answers to
7 questions that were raised at the last water related hearing on
8 this project. While a number of specific questions were raised
9 they can be categorized into nine topical areas, and I'd like
10 to briefly run through those.

11 The first relates to the projected connections and/or
12 water demand estimates, how is future water demand estimated
13 and how does it relate to population and housing projections
14 that were contained in the EIR. Questions were also raised
15 regarding the condition of the Alluvial and Saugus Aquifer. A
16 question was raised regarding the influence of importation of
17 SWP water and it's effect on surface flows in the Santa Clarita
18 Valley watershed. Oh, a question was raised regarding the
19 effect of development on groundwater recharge. Clarification
20 was requested on the availability and nature of the banked
21 water in the Semitropic Groundwater Banking Program. A
22 question was raised regarding the ability of the Castaic Lake
23 Water Agency Capital Improvement Program fees to fund new
24 infrastructure to support development. Questions were raised
25 regarding the extent of perchlorate contamination. And

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1 finally, a request was made to compare the Santa Clarita Valley
2 to other areas within Southern California as it pertains to
3 water. With that I'll dive in.

4 Water demand projections that were used in the Urban
5 Water Management Plan and relied upon in this EIR are based on
6 several techniques and methodologies inclusive of consideration
7 to population and housing projections by SCAG, as well as
8 historic weather patterns, land use patterns, and extrapolation
9 of historic connection trends in the future. These were all
10 considered together and used to form a, a water demand out to
11 the year 2025. So to answer the question about what is the
12 relationship between water demand projections versus population
13 projections and housing projections in the EIR is that there is
14 a, a correlation but it's not direct. Population and housing
15 projections are one component that's considered in the overall
16 water -- water demand estimates, estimates. The estimates are
17 used in -- to forecast demand out to the year 2025 and CLWA
18 revises or updates and reconsiders these estimates every five
19 years.

20 The next topic involves the Alluvial Aquifer, and
21 more specifically the question came up why are wells drying out
22 in the eastern end of the Valley. And the bottom line is that
23 the physical characteristics of the aquifer, as well as
24 variations in rainfall are largely responsible. The Alluvial
25 Aquifer in the eastern portion of the Valley is relatively

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1 shallow compared to the western and central portion which
2 results in a greater fluctuation of, of groundwater levels.

3 Richard Slade has addressed this issue in a technical
4 memorandum in which he found that there was no progressive
5 decline in water levels over time, rather it was correlated to
6 fluctuations in seasonal variations. So in other words, in
7 periods of low rainfall groundwater levels dropped and
8 conversely in periods of higher rainfall.

9 It's also important to remember that there is a MOU
10 in effect between United Water Conservation District, the CLWA,
11 and retail purveyors to provide integrated monitoring to insure
12 against over-pumping.

13 Now a number of questions have been raised regarding
14 the state of the Saugus Aquifer. The most recent information
15 available is the study completed by Richard Slade and
16 Associates in 2001 which estimated the storage capacity at one
17 point six five million acre feet. This figure is based on the
18 recent information on the depth of the aquifer and the large
19 areal extent. And for purposes of comparison there was a 1971
20 USGS estimate made of the capacity of the aquifer of Saugus
21 which was substantially higher at approximately six million
22 acre feet. There are assumptions that were different between
23 the two. The bottom line is that the USGS assumed a six
24 thousand foot below ground surface ability to, to pump water.
25 Practical technical limitations are twenty-five hundred feet

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1 right now, so that's sort of the basis they're using for the
2 estimates.

3 A number of technical studies that were summarized in
4 the EIR found that the basin is in good operating condition and
5 shows no signs of overdraft. Based on historical observations
6 and current planning the conclusion is that the Saugus can
7 safely provide supplies ranging from seven thousand to fifteen
8 thousand in average normal years, eleven to fifteen thousand
9 acre feet in dry years, and up to thirty-five thousand acre
10 feet in multiple dry years. The -- really the Saugus is used
11 as a, as a source when supplies -- when supplies are low and
12 surface waters are, are not as available, and that's when they
13 would ramp up production of the, of the Saugus wells.

14 The next topic involves the influence of importation
15 of SWP water on surface flows in the Santa Clarita Valley. Now
16 -- SWP water has added to the total surface supplies through
17 irrigation runoff and also discharge from the wastewater
18 treatment plants. Annual flow in the Santa Clara River, even
19 during dry years, exceeds flows prior to importation of State
20 water. This is evidenced by stream gaged data on the Santa
21 Clara River downstream in Ventura County which indicates that
22 there is a sixty percent increase in flows prior to -- for now
23 compared against prior to '81 when there was no State Water
24 Project importation occurring. Flows in the Santa Clara River
25 will continue to be enhanced by importing State Water Project

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1 water into the regions watershed.

2 Another question came up regarding how development
3 effects groundwater recharge in the Valley. Historic records
4 show that the levels are -- of groundwater in storage were
5 similar between the '80's and the late '90's, a period of time
6 which significant urbanization occurred in the Valley. There
7 are several reasons for this. One relates to, again, to
8 importation of State Water Project water, they're
9 diversification of sources of supply. Equally significantly is
10 the fact that the majority of recharge occurs in soils of the
11 Santa Clara River and its primary tributaries which are areas
12 that are not typically developed.

13 On a long term historical basis groundwater pumping
14 volumes have not increased due to urbanization, again a direct
15 result of importation of SWP supplies, also conservation
16 efforts. Now all new development is required to implement
17 ultra low flow toilets, ultra low flow showerheads, that kind
18 of thing. The bottom line is that importation of SWP water has
19 been beneficial to groundwater levels as it allows for
20 diversification of supplies.

21 Clarification was also requested regarding the fifty
22 thousand acre feet of water that has been accounted in the
23 Semitropic Groundwater Bank. This fifty thousand acre feet is
24 actual supply as opposed to a reliance on recharge. CLWA can
25 withdraw the water all at once or in portions over multiple

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1 years as needed with coordination of other participating
2 agencies. It -- all the water must be used in ten years, so
3 this is a short term banking program. Banking is an integral
4 part of the CLWA's improvement program.

5 The ability of the CIP fees to cover the cost of
6 growth related facilities was another issue that was raised.
7 It's important to note that the fee program does cover all
8 growth related facilities. In fact, CLWA was the first
9 wholesale water agency in California to obtain the authority to
10 collect such fees to insure that growth pays for itself.
11 Existing users do not pay for the new facilities out of their
12 water rate, rather they pay a portion -- a portion of their
13 existing property tax revenue goes toward that.

14 And just for purposes of information, the split in
15 costs or the, the split in participation between the two is
16 existing users are funding approximately twenty-six percent of
17 the CIP Program while seventy-four percent is funded by future
18 users.

19 A number of issues were raised regarding perchlorate
20 contamination. The EIR summarizes the results of several years
21 of testing for this contaminant and has determined that a
22 handful of sites have -- a handful of wells have been detected
23 with perchlorate, but these areas are limited in geographic
24 extent. New Saugus wells proposed are located west of the, the
25 5 Freeway and south of the Santa -- Santa Clara River and are a

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1 substantial distance from the impacted area. Based on the
2 distance, and also their predicted infrequent use, these wells
3 are not expected to affect the, the spread of the plume.

4 In addition, there is an active program to control
5 the spread of the plume through pumping of groundwater near the
6 contaminated site which is intended to manage the plume.
7 There's also the initial phases of remediation have begun. In
8 conclusion, Richard Slade reports that the Saugus Aquifer is
9 and will continue to be a viable water source so long as these
10 efforts continue.

11 The last topic involves the comparison between the
12 Santa Clarita Valley and other Southern California communities
13 as it relates to water supply. Santa Barbara and the Calleguas
14 Water District were the two that were selected for comparative
15 purposes. The long and the short of it is the Santa Clarita
16 Valley is very similar to other locations with a very
17 diversified supply of sources consisting of recycled water,
18 imported State Water Project water, local groundwater and
19 conservation, recycled water. It's very similar.

20 MR. HOGAN: And to conclude staff's presentation,
21 again, the recommendation is to provide direction to staff on
22 the project issues, receive testimony from the public, and
23 continue the public hearing to the July 20th, 2004 meeting. And
24 again, we have Ken here for questions, follow up questions for
25 water, and also Mary Lou Cotton from CLWA.

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1 CHAIR BERGER: Great. Thank you, Mr. Koch. Any
2 questions for staff at this time?

3 COMMISSIONER OSTROM: Yeah, I have one, and it has to
4 do with how Santa Clarita compares with other communities. I
5 wanted to get a little bit more specific in terms of the amount
6 of groundwater that was available to other communities, the
7 ratios that they were using, you know, the, the amount of draw,
8 you know. Are there -- Santa Barbara, they have about two
9 hundred thousand people. Are the percentage in the amounts
10 about the same? Do they have a -- are, are we -- I, I sort of
11 had the feeling that we have a real good situation here, and I
12 was surprised to find out that everybody else is in as good a
13 shape that, relatively speaking, as we are, being the optimist,
14 you know.

15 MR. KOCH: There, there -- Page 18 of the staff
16 report has some information.

17 COMMISSIONER OSTROM: I read that. There, there,
18 there were a couple of examples. But I was, I was looking more
19 for a, maybe a qualified perspective with your, your company's
20 broad range of knowledge, maybe just, you know, limited in
21 terms of actual community amounts which, you know, would be
22 okay. But I was just wanting more of that kind of a flavor.

23 MR. KOCH: Well, actually -- well, if you compare it
24 to Calleguas for example, which is one I'm more familiar with
25 having worked on numerous projects in, in Ventura County, they

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1 are reliant a hundred percent on State Water Project water, so
2 they don't use local groundwater. They, they do have
3 conjunctive use programs, the Vern-Freeman Dam, for example,
4 Project where they are, they're taking surplus water and
5 letting it percolate along the basins along the Santa Clara
6 River to recharge their groundwater basin. They do not, they
7 do not have supplies from local groundwater. So in that
8 perspective --

9 COMMISSIONER OSTROM: Okay. So we, we are looking
10 better?

11 MR. KOCH: Yes. The diversification of supplies in,
12 in the Santa Clarita Valley is very good.

13 COMMISSIONER OSTROM: And we don't have salt water
14 intrusion issues like a coastal community would.

15 MR. KOCH: Exactly. That's -- that was the purpose
16 for the Vern --

17 COMMISSIONER OSTROM: Right.

18 MR. KOCH: -- Freeman Dam Project.

19 COMMISSIONER OSTROM: So I was looking for more of a,
20 you know, optimistic treatment on, on that. And, and, you
21 know, maybe other communities, you know, you know, Temecula,
22 some other -- which is a smaller community but -- and, and
23 that's not to go and then do that now, but that's kind of what
24 I was looking for was to, to, to, to give more of qualified
25 perspective as to how, how we fare relative to other

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1 communities of, of, of this size thing. Okay. That's all.

2 CHAIR BERGER: Thanks, Commissioner Ostrom. Any
3 questions of staff?

4 VICE CHAIR TRAUTMAN: Yes, thank you.

5 CHAIR BERGER: Okay.

6 VICE CHAIR TRAUTMAN: Okay. The first then is
7 talking about the groundwater in the east area of the Valley
8 and how Slade has correlated this to seasonal variations, isn't
9 it also true that if you're drawing on groundwater in an area
10 that's adjacent to these wells that you are drawing down that
11 water in addition to it just fluctuating seasonally?

12 MR. KOCH: It's true that in the eastern portion of
13 the Valley the, the storage capacity is less because the
14 aquifer is not as deep.

15 VICE CHAIR TRAUTMAN: Okay. But what I'm asking is
16 if there are wells in that section of the valley -- are, aren't
17 those wells that are producing groundwater for Castaic Lake
18 Water Agency also pulling water from the wells that are being
19 used by private owners?

20 MR. KOCH: The answer is yes, if there are wells from
21 the CLWA in that area.

22 VICE CHAIR TRAUTMAN: All right. Thank you. You had
23 stated on the capital improvement fees that existing water
24 users, existing residents -- and I'm, I'm not going to
25 paraphrase you, you can correct me if I got it wrong, but that

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1 existing water users do not pay for capital improvements for
2 facilities, for new facilities, that that's covered by a one
3 percent increase -- or a one percent property tax, is that
4 correct?

5

5 MR. KOCH: Correct. The water rate does not -- is
6 not used for funding --

7 VICE CHAIR TRAUTMAN: Okay.

8 MR. KOCH: -- the CIP Program.

9 VICE CHAIR TRAUTMAN: The water rate doesn't
10 fluctuate but -- and staff could review this if they needed to
11 to research it, when the City was preparing to develop Pamplico
12 Park over the two or three or four year period that it took to
13 start discussions about that park and finally go to the
14 development stage for that park, water -- the water connection
15 fee which is paid by residents, correct, am I correct about
16 that, the water connection fee is paid by residents?

6

17 MR. KOCH: The water connection fee would be the
18 development fee.

19 VICE CHAIR TRAUTMAN: Okay. And the developer's the
20 City so the residents are paying for that water connection fee,
21 so that did go up significantly.

7

22 MR. BERTONI: Well, whoever is acting as the
23 developer pays the fee. So if it's a private indy acting as
24 developer they pay the fee. It's a public entity acting --

25 VICE CHAIR TRAUTMAN: Exactly. That's what I'm

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1 saying though. Public -- even -- the taxpayers will pay the
2 one percent but as connection fees go up, a those are raised,
3 if it's a public facility the public is funding that
4 improvement.

5 MR. BERTONI: And I don't know what -- I'm -- well,
6 to be honest with you, I don't know off the top of my head how
7 we funded -- Pamplico Park. Sometimes it is fees that are paid
8 to by developers. Sometimes we use general fund monies. You
9 know, sometimes it's sales tax. I mean, there's a variety of
10 sources we use. So to say Pamplico was, was paid for by the
11 taxpayers, I'm just not sure 'cause I don't know if it was
12 Quimby or not, and Quimby fees would be paid for by developers.
13 That's --

14 VICE CHAIR TRAUTMAN: I think the, the land was
15 actually donated to the County and then it was turned over to
16 the City, and that was their satisfaction of Quimby was the
17 donation of land. But you're, you're right, I don't know
18 exactly what that was. But I know that it was a sizeable
19 increase and went from something like two hundred thousand to
20 four hundred thousand dollars in a period of just a year or
21 two.

22 MR. BERTONI: We -- that part, yeah, we paid, we paid
23 the increase in fees and I, I remember, there was a large
24 increase when we developed a few parks.

25 VICE CHAIR TRAUTMAN: Okay. And then just a couple

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1 more questions as for as perchlorate contamination. The -- you
2 have the statement here that new Saugus wells are not expected
3 to affect the spread of perchlorate in the aquifer. Is this
4 based on the opinion of Slade or is it based on multiple
5 opinions? Have multiple opinions been sought? Or is this
6 still a matter of discussion because we're doing investigations
7 based on -- as a result of some Federal funding?

8 MR. KOCH: No, I believe this is, this is the
9 findings of several studies, inclusive of the remediation
10 programs that are underway that are in the management of the
11 plume itself.

12 VICE CHAIR TRAUTMAN: Okay. All right. And I
13 believe that's it. Thank you.

14 CHAIR BERGER: Thanks, Commissioner Trautman. Thank
15 you, Mr. Koch. Okay. We'll go to the applicant now and ask
16 for Mr. Glenn Adamick. Welcome back, Glenn.

17 MR. ADAMICK: Thank you, Chair Berger and Members of
18 the Commission. I'm going to be very brief tonight. I think,
19 I think that the staff report in detail responded to the, the
20 questions that were raised by the Commission at previous
21 meetings, and I think the presentations tonight were, were
22 hopefully insightful to, to the, the Commission as well.

23 I think something that I want to focus in on is the
24 fact that, that, that the Riverpark EIR along with its
25 appendices contains a great deal of documentation that supports

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1 conclusions of that document, probably in excess of three
2 hundred pages of documentation. You know, if you look at the
3 main section as well as the appendices, as well as the, the
4 Urban Water Management Plan, the annual water reports, the
5 technical studies that back up those reports and everything
6 else that is inclusive of that. And that EIR is an independent
7 analysis that was conducted by the City and their environmental
8 consultant. They looked at different scenarios, both existing
9 condition when you apply the project, as well as a build out
10 when you apply the project. They looked at the CALSIM II model
11 and, and basically broke it down by dry years, by average
12 years, and by successive dry years. And in each and every case
13 there was sufficient water. And on top of that there was a 610
14 analysis that was completed by the Santa Clarita Water Division
15 of the Castaic Lake Water Agency that reached those same
16 conclusions.

17 So I think as far as information on the record there
18 is clearly a great deal of information on the record supporting
19 those conclusions by the experts in those fields. And I think
20 those are also combined in the responses that have been
21 prepared for the Commission tonight.

22 I think finally I wanted to, to touch on a comment
23 that was made earlier by Mr. Minton concerning flood
24 protection. And something that I wanted to, to, to, you know,
25 kind of clear up, at least for the Commission, and I'm, I'm

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1 certain we'll get into this on July 20th, the City of Santa
2 Clarita and the County of Los Angeles do not use the FEMA
3 hundred year storm to evaluate flood protection for projects.
4 The County has come up with something that is even more
5 conservative than the FEMA hundred year storm, and that is the
6 County Q-CAP. And what that entails us to do in a lot of cases
7 is build flood protection for a storm that would be much larger
8 than a FEMA hundred year storm. So I, I wanted to clear that
9 up because I think there, there is a perception that we are
10 building our flood protection to accommodate FEMA. It's
11 actually to accommodate the County Q-CAP which is a more
12 conservative analysis and assumes that you're going to get a
13 great deal of rain combined with a, a watershed that's been
14 burned and, and Noah's Ark is coming at the same time. And it
15 just -- you know, you're, you're, you are providing flood
16 protection that is above and beyond what FEMA would require.

17 That really concludes my comments tonight. I, I will
18 certainly be around to answer any questions that you may have.
19 Thanks.

20 CHAIR BERGER: Thank you, Mr. Adamick. Okay. I'd
21 like to have the public speak now. And I think -- okay. We'll
22 start out with Theresa Savaikie. Welcome back Theresa.

23 MS. SAVAICKIE: Good evening Planning Commissioners.
24 I would like to first extend a big thank you to those of you
25 that supported the presentation from PCL in regards to our

1 water supply. I especially thank Diane Trautman for her hard
2 work and determination.

3 It seems just a bit odd that we would be having such
4 serious discussions about water supply tonight, all the while
5 considering the Riverpark Project is proposed, a project that
6 will destroy thirty-seven acres of the hundred year flood plain
7 and fill in six or more tributaries to the Santa Clara River,
8 all of this obviously resulting in a loss of water recharge.

9 Rivers are born in uplands, on mountaintops and
10 hillsides, in the headwaters of both major tributaries and
11 unnamed tributaries such as the one, ones that Newhall proposes
12 to fill in. The Riverpark Project depends upon Newhall Land's
13 Natural River Management Plan, a plan that has not protected
14 the resources, a plan that has not been properly monitored, a
15 plan that has destroyed so much of what makes a river, well, a
16 river. If we are to protect our water supply and the integrity
17 of the Santa Clara River and all that depends upon it we must
18 protect what made it a river in the first place.

19 And regarding Impact Sciences and their sub-
20 consultants, I just want to remind you that they have completed
21 the EIR for Westridge, West Creek, North Valencia I, North
22 Valencia II, Riverpark, the Valencia Commerce Center, the
23 Newhall Ranch project area, projects at Plum Canyon and the
24 Tejon Ranch Project site. And I'd also like to let you know
25 that there will be some information coming soon where the

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1 County is now concerned about Impact Sciences. This just
2 doesn't seem to me that it's quite, quite fair that one
3 consulting firm should decide the fate of this river and
4 prepare documents that only help the developers move those
5 projects through the, the process. And, and they haven't been
6 fair to nature, they haven't been honest about issues
7 pertaining to nature. And you can't expect them to be honest
8 about issues pertaining to traffic, air quality or any other
9 issue or any other environmental concerns that we may have as a
10 general public. Thank you.

11 CHAIR BERGER: Thank you, Ms. Savaikie. Lynne
12 Planbeck.

13 MR. PLANBECK: Lynne Planbeck, this time representing
14 Santa Clarita Organization for Planning and Environment. I'd
15 just like to comment on some of the water slides. I always
16 think it's interesting when the first thing they tell you about
17 the Saugus Aquifer is it has one point six five million acre
18 feet of water in storage. Obviously you can't use the amount
19 of water that's there in storage so that the lower areas of the
20 aquifer, the water's water quality isn't useable. But besides
21 that you -- what you can use out of an aquifer is what is
22 rechargeable, what comes back into it. And one point six five
23 million acre feet is not the recharge amount in a year. So to
24 start out and say -- act like you have all this water is --
25 really gives the Commission a false impression. And I think

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1 Mr. Ostrom would be well aware that when you take too much out
2 of an aquifer it compacts the aquifer and then you don't have
3 the rechargeability of that resource. So it's pretty
4 important, particularly for the Saugus, to not overdraft it.

5 There were questions about increasing pumping in the
6 Saugus Aquifer. You know, the plume, the pollution plume has
7 already moved over underneath the Pony League fields. It was
8 originally thought to just be -- it was found in the wells,
9 maybe it was already over at the Pony League fields, but it is
10 moving in a westerly direction. And obviously if you pump more
11 you're going to move the plume, so I just -- this idea that
12 we're not increasing the plume by pumping more is beyond me.

13 But there is something called a Memo 97-005 which is
14 a memo put out for Department of Health Services and it's how
15 you, you, you are required to deal when a water body is
16 determined to be impaired. It's my understanding the
17 Department of Health Services hasn't determined the Saugus
18 Aquifer to be an impaired aquifer, and that means if you put
19 new wells in the aquifer there, there will have to be public
20 hearings on the issue and they will have to show that further
21 pumping is not going to effect it.

22 I would just like to remind you is that in the
23 drought we pumped fifteen thousand acre feet out of Saugus
24 Aquifer, that's the most we ever pumped, although we may be
25 able to pump more, we may not be able to pump more, we've never

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1 pumped more. A lot of those wells you can't pump from right
2 now because they're closed because of the ammonium perchlorate
3 pollution.

4 We've pretty much fully utilized the river. We're --
5 we've pumped as much as forty thousand acre feet. So now when
6 you're building you're building pretty much on State Water
7 supply, and I just hope that you all noticed how very, very low
8 that supply is and that you will take into consideration both
9 the recommendations of both speakers and be careful about
10 making sure you understand the impacts of when a cutback
11 occurs.

12 And I would like to recommend once again that you
13 look at getting Prop 50 funds to buy this project instead of
14 building another eleven hundred homes in our flood plain.

15 CHAIR BERGER: Thank you, Ms. Planbeck. Maria
16 Gutzeit.

17 MS. GUTZEIT: Hello, Maria Gutzeit. I'm here both as
18 the Santa Clarita Coordinator for the Los Angeles County Bike
19 Coalition, and also just as a member not representing the
20 Newhall County Water District.

21 I want to touch on the water issues very briefly, but
22 I was very disturbed to see serious mistakes in that
23 presentation. The ground -- to state that the groundwater
24 pumping has not increased with urbanization is abominable. Our
25 groundwater pumping, particularly in the Alluvial Aquifer, has

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1 been going up year by year and it only decreased in the last
2 year, but there's been a serious trend upward since I believe
3 about '94, so you better look at that.

4 Also, regarding costs, the CIP is one issue, but as
5 we need projects, like a -- desal deal, water transfers, those
6 water supplies come at an increased cost and that increased
7 cost will necessarily effect all of our rate payers in the
8 Valley because we will not be able to survive on the water that
9 we have right now, and the, the prices that we're paying for it
10 right now.

11 Also, I know Mr. Slade is here. He can correct me if
12 I'm wrong, but I've studied greatly the Slade reports, and
13 neither Slade report, the earlier one or the later one,
14 quantified a perennial yield for the Saugus Aquifer. Perennial
15 yield is a sustainable long term pumping from an aquifer, and I
16 believe both reports that it has not been defined yet, and
17 storage is, is not representative of anything as far as
18 sustainable pumping.

19 Now quickly I also want to touch on some bike issues,
20 and I brought handouts on, on both of these 'cause I knew I
21 wouldn't have time. I've submitted comments previously but the
22 main issue from a bike coalition standpoint is that the
23 sidewalks, the wide sidewalk configuration is not preferable
24 from a safety standpoint. There is more bike/car collisions
25 and bike/bike collisions on a side path type of trail.

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1 The key issue is the intersections. A very bad thing
2 is the stop and walk bike signs, and also the yield to horses
3 and pedestrian signs. We're very concerned about liability if
4 we get hit by a driver making a right hand turn into a driveway
5 without stopping, which happens very often, and, and there's
6 numerous occasions of that in this project. And there's a stop
7 and walk bike sign, no one stops and walks a bike. I've never
8 seen anyone stop and walk their bike. That car driver hits me,
9 I'm assuming that he'll have no liability even if, you know,
10 I'm laid up in the hospital or worse. So that is a big concern
11 and I have written comments on that.

28

12 One quick last thing, I have solar panels on my
13 house. I saw that the EIR kind of made a blanket statement
14 about solar panels not being feasible. One thing that can be
15 done is brackets on buildings to orient the panels. They'll
16 work in California in any orientation except for north facing.
17 So it shouldn't be completely discouraged for the project.
18 Thank you.

29

19 CHAIR BERGER: Thank you very much, Ms. Gutzeit.
20 Caroline Squires.

21 MS. SQUIRES: Good evening. I have lived in the
22 Santa Clarita Valley for twenty-two years and I've seen
23 positive and negative projects passed by the City Council and
24 Planning Commission. The Riverpark Project in my opinion is
25 negative. Give me one good reason why we absolutely need, the

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1 keyword is "need," why we need the Riverpark Project, and I'll
2 give you a hundred reasons why we don't.

3 If this project is approved you know it won't stop
4 there. Our City will want more developments after this one.
5 So I ask, to what end? Eventually our City will run out of
6 land to develop. Why do we want to achieve this? Shouldn't we
7 stop while we still have a somewhat desirable lifestyle? Just
8 a thought.

9 I live right next to the location of the proposed
10 project and thus will be greatly impacted by it if it is
11 approved. First of all, I don't understand why we, actually
12 our City, is entertaining the idea of adding one thousand one
13 hundred and eighty-three homes, which approximately means three
14 thousand six hundred and fifteen more people to our already
15 overcrowded and overdeveloped City.

16 I also wonder -- or actually, the project manual on
17 the desk in the back of this room states three thousand six
18 hundred and fifteen more people is considered minimal. I'd say
19 maybe so when it is just a percentage, but in real life close
20 to a thousand -- or actually four thousand people is a great
21 impact, especially if you figure they all have cars, four
22 thousand more cars on our roads would be a great impact.

23 I also wonder why we are willing to destroy more
24 natural hillsides which provide a wonderful view for those of
25 the community. Central Park is next to the site and I have

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1 gone to the park in the morning and have been fortunate enough
2 to see coyotes wandering the hillsides, and it makes me
3 absolutely sick inside to think that coyotes and many other
4 wildlife will be displaced if this project is approved. The
5 wildlife in that area is already struggling with loss of
6 habitat. So I ask, where do you suggest they go? They won't
7 disappear just because no one considers their plight.

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8 And yet another drawback of the project is that the
9 future homes will bring kids who will need to go to school. So
10 I ask you, where will these children go to school? The local
11 schools are already full to capacity and I think one more
12 development is not going to help.

37

13 Another important issues is traffic. The traffic out
14 here is already bad enough. Those of us who have lived here
15 for more than ten years can see that clearly. So I ask, how is
16 approving this project going to help the amount of cars on the
17 road? It won't. Instead it will add four thousand more.

38

18 It's a shame more people don't come out to speak to
19 you. Most are busy with their lives and don't have time to
20 come, or aware that these meetings exist. Therefore, I'm
21 sharing my voice and opinions for those who don't or can't. I
22 hope you deny this project because it won't make our City
23 better in the long run. I urge you to please, please say no to
24 this project. Thank you.

39

25 CHAIR BERGER: Thank you, Ms. Squires. Okay. That's

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1 comments from the public. Thank you very much. Okay.

2 Comments from the Commissioners? You want to start Diane?

3 VICE CHAIR TRAUTMAN: I actually have a question --

4 CHAIR BERGER: Sure.

5 VICE CHAIR TRAUTMAN: -- for Mr. Adamick.

6 CHAIR BERGER: Mr. Adamick? Glenn, I forgot to have
7 you come up. I'm sorry.

8 VICE CHAIR TRAUTMAN: Oh, well, let him --

9 CHAIR BERGER: Yeah.

10 VICE CHAIR TRAUTMAN: -- do his -- okay.

11 CHAIR BERGER: I'm sorry.

12 MR. ADAMICK: Thank you, Chair Berger, Members of the
13 Commission. I think I'll try to tick through these issues.

14 I think first and foremost I wanted to, to kind of
15 touch on the water issue generally. I think the, the one point
16 six five acre in storage that Ms. Planbeck focused on is not a
17 number that's used in the tables when, when CLWA or the EIR
18 consultant looked at available supplies on an annual basis.
19 The Saugus Aquifer was looked at for eleven thousand acre feet
20 under the existing condition which is what could be pumped
21 today. It's not like you're going after the one point six five
22 million acre feet. So I just wanted to clear that up. And
23 what is in the EIR is basically the acceptable yield on an
24 annual basis that has been evaluated by CLWA as well as the
25 experts.

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1 I think in regards to, to some of the comments
2 concerning the presentations earlier I wanted to touch on a
3 couple points. In regards to the forty-one thousand acre feet
4 that was -- geez, I'll be quiet now. In regards to the forty-
5 one thousand acre feet that was referenced earlier CLWA has
6 indicated that that forty-one thousand acre feet can be
7 utilized as a part of planning projects.

8 As far as a margin of safety that I think Mr. Minton
9 discussed, one thing I did want to point out that the Riverpark
10 EIR as well as the 610 analysis is DWR under CALSIM II in
11 average years allows you to use seventy-two percent of what
12 that Table A allocation would be. In the case of Riverpark and
13 what was analyzed in the EIR as well as the 610 analysis the
14 CLWA used fifty-nine percent which is what's in the Urban Water
15 Management Plan. So they were much more conservative in an
16 average year, at least when they were looking at State Water
17 Project supplies.

18 And I think finally on the water efficiency front, I
19 think Mr. Koch touched on this as well, but there are many
20 Building Code requirements that are imposed on projects that,
21 you know, reduce a project's water usage. And as technology
22 improves in the future I think there will be many more that
23 will be utilized on projects.

24 I think going to some of the other issues that were
25 raised in regards to the flood plain, as I've indicated before

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1 a great deal of this project site is being preserved in open
2 space, over four hundred acres of an approximately seven
3 hundred acre site. That open space is clearly critical to, to
4 wildlife and to the enjoyment of residents that are existing in
5 the Valley, as well as future residents, and includes a twenty-
6 nine acre active/passive park.

7 As far as issues related to traffic and air quality
8 and the EIR not taking a fair analysis of those, as a refresher
9 I think in several different categories, air quality and
10 traffic included, the EIR does identify significant impact.
11 And I don't think there's much worse than you can get with
12 that. It does require mitigation, and there certainly are
13 benefits associated with the project that will help mitigate
14 those impacts. But it is a fair analysis in our opinion of the
15 impacts of the project.

16 Concerning the groundwater pumping which is raised by
17 Ms. Gutzeit, I think the staff report details five years dating
18 back to the '50's in which the Saugus -- not the Saugus, the
19 Alluvial Aquifer was pumped in excess of forty thousand acre
20 feet per year. You know, what's used in the charts that are in
21 the EIR is somewhere between thirty to forty, thirty-five
22 thousand being the average acceptable yield in that aquifer.
23 So clearly in the past there has been pumping in excess of
24 forty thousand acre feet based on records.

25 And I think finally getting to the comments that were

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1 made lastly concerning the negative elements of the project as
2 it relates to wildlife, I go back to the open space dedication
3 and preservation of a significant wildlife corridor which is
4 the Santa Clara River as a part of this project.

5 As far as schools, you've heard from both districts.
6 Both districts have indicated that we have full mitigation
7 agreements in place, that we are providing what is our fair
8 share to impact -- basically mitigate impacts to those school
9 districts. And, and I think proof is in the pudding as there
10 have been several schools that have been constructed in recent
11 years that have been funded by this mitigation agreements.

12 And I think finally in the area of traffic, the
13 project brings a great deal to the table to the City in regards
14 to the Cross-Valley Connector which has been shown over and
15 over and over again that it would provide substantial relief
16 along the Soledad Corridor.

17 So that concludes my comments and if you have any
18 questions I'll certainly try to answer them.

19 CHAIR BERGER: Yes, we do. Thank you. Ms. Trautman?

20 VICE CHAIR TRAUTMAN: Yes. I wanted to ask if you're
21 aware if the EIR provides the detailed analyses that are
22 required by SB 610 and SB 221 or if those were -- of if you
23 know that those were internal documents used by CLWA of Santa
24 Clarita Water Company?

25 MR. ADAMICK: And you know, this is probably a better

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1 question for CLWA. But I, but I am assuming when the City is
2 required by SB 610 to send out notice to CLWA to prepare an
3 analysis related to this project that analysis followed all of
4 the, the laws and requirements that are in place. And that's
5 probably a better question for them.

6 VICE CHAIR TRAUTMAN: All right. Thank you. So I
7 will refer that question then to staff if you're aware if --
8 because from my reading of the code citations under Water Code
9 it says,

10 "The assessment required by this section shall
11 include an identification of any existing water
12 supply entitlements, water rights or water service
13 contracts relevant to the identified water supply for
14 the proposed project." And it goes into "written
15 contracts, proof of entitlements to identify water,
16 copies of capital outlay programs financing the
17 delivery of water supply that's been adopted by the
18 public water system, Federal, State, local permits
19 for construction of necessary infrastructure."

20 So in other words, I go back to the, to the earlier
21 question about the -- what was provided in the Urban Water
22 Management Plan and what now needs to be provided as a result
23 of these two water bills, and I gather that to be additional
24 assessment. Was that included in the EIR or has that
25 assessment been requested and provided in those details?

1 MR. KOCH: To the best of my ability -- to the best
2 of my knowledge that is correct that, that we addressed the
3 requirements of SB 610.

4 VICE CHAIR TRAUTMAN: So what we would expect to find
5 then in the EIR would be reference to the contracts that have
6 been entered into in order to --

7 MR. KOCH: Well, the EIR is a summary of the SB 610
8 analysis. So the best time --

9 VICE CHAIR TRAUTMAN: So that would be --

10 MR. KOCH: -- to start would be looking at the CLWA's
11 610 analysis.

12 VICE CHAIR TRAUTMAN: That kind of takes us back
13 though to the City. Does the City have a copy of that
14 analysis?

15 MR. HOGAN: The 610 analysis? That's in the --

16 VICE CHAIR TRAUTMAN: 610 and 221 analyses.

17 MR. HOGAN: I believe they're in the, in the
18 appendices.

19 VICE CHAIR TRAUTMAN: They're in the appendices?

20 MR. HOGAN: -- under 4.18. On, on --

21 (Colloquy Between Jeff Hogan and Ken Koch)

22 MR. HOGAN: I know the 610 is in there. I'll have to
23 double check on -- unless Brad can comment on this. I don't
24 know if the requirements for SB 220 are needed at this time. I
25 think that could be done later.

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1 MR. WALLENBERG: Yes.

2 MR. HOGAN: CLWA might be more familiar with -- I can
3 double check while we're --

4 MR. WALLENBERG: I'd have to look into that, but --

5 VICE CHAIR TRAUTMAN: Would you prefer that I refer
6 that question to Mary Lou Cotton --

7 MR. HOGAN: Yeah.

8 VICE CHAIR TRAUTMAN: -- and see if she has
9 additional --

10 MR. HOGAN: Yeah. Mary Lou Cotton, she'll be able
11 to --

12 MS. COTTON: Thank you. We were requested by the
13 City to provide an SB 610 assessment per the laws. I just
14 happened to bring my guidebook with me that the Department put
15 together. I just wanted to point out that my -- I have a
16 personally signed copy by Jonas Minton because as you know the
17 agency, as he mentioned, was on the committee that developed
18 this guidebook. So the Agency is very familiar with the
19 requirements of SB 610 and 221. It also happens that one of
20 the attorneys in our firm, our general counsel at the Agency,
21 is also an expert on SB 610 and 221.

22 As I said the City had asked us to provide an SB 610
23 assessment, it is based on the Urban Water Management Plan.
24 Within the SB 610 assessment you'll see reference to our State
25 Water Project contract, which is one of the contracts we have

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1 to show, the particularly retailer that will serve this project
2 at the Santa Clarita Water Division of the CLWA. Therefore,
3 it's groundwater numbers per the Urban Water Management Plan
4 are included in the assessment. I don't know the physical
5 location of the assessment this day, but it's just that it's
6 something that is an appendix essentially to the EIR for this
7 project.

8 And then in terms of your, your following question,
9 Ms. Trautman, I wanted you to know there are -- because these
10 two laws were passed, 610 and 221, there will -- have been
11 amendments made to the Urban Water Management Planning Act.
12 Our next plan is due in 2005. We've invited all the local
13 retailers to participate with us in the formulation of a
14 regional plan per the law. All those amendments will be
15 reflected in the law and the Department will give us checklists
16 that we'll have to follow in order to produce a complete plan
17 as Mr. Minton described to you, so we will be doing that.

18 Now an SB 610 water supply verification comes later
19 in the process, as Mr. Bertoni and I can go into it, but that
20 wasn't needed at this time. That's needed later on when I
21 think they get to -- excuse me --

22 VICE CHAIR TRAUTMAN: Was that 221?

23 MS. COTTON: -- it's 221.

24 VICE CHAIR TRAUTMAN: Okay.

25 MS. COTTON: Sorry.

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1 VICE CHAIR TRAUTMAN: That's what I thought you were
2 referring to.

3 MS. COTTON: Those numbers. That's needed later in
4 the process. And at the appropriate time the Planning
5 Department will ask for that document from the Santa Clarita
6 Water Division. So did, did that answer --

7 VICE CHAIR TRAUTMAN: Yes, it did.

8 MS. COTTON: -- all the questions.

9 VICE CHAIR TRAUTMAN: Thank you.

10 MS. COTTON: Thanks.

11 CHAIR BERGER: Thanks, Ms. Cotton.

12 VICE CHAIR TRAUTMAN: And then one other question on
13 the subject of the bicycle standards, I know that's not the
14 topic tonight but it did raise a question. So I would like to
15 know what, what kind of bicycle standards are being used in
16 progressive cities, which I think we want to consider ourselves
17 as, in terms of preventing accidents, providing more safety
18 and, and comfort to bicyclists?

19 MR. HOGAN: Do you -- I mean, I --

20 MR. BERTONI: That wasn't a topic for tonight, but
21 what I -- we could do is just get information from Ms. Gutzeit
22 and we can compare it. And that's, that's one thing that we
23 can take a look at. I know that we've had several discussions
24 with her regarding bicycles and bicycle standards and those
25 types of things, so we'd love to take a look at those. And

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1 some examples of some other cities that we can call and contact
2 would be great. Any kind of diagrams you may have lying
3 around.

4 MS. GUTZEIT: There's some in the packet that I
5 handed out--

6 MR. BERTONI: That's right, I thought --

7 MS. GUTZEIT: -- and suggestions.

8 MR. BERTONI: Great. Yeah, we'll take a look at
9 those.

10 VICE CHAIR TRAUTMAN: Thank you, Mr. Bertoni, that
11 was my intentions, that we'd look into that as a future
12 concern. Thank you.

13 CHAIR BERGER: Any other questions?

14 VICE CHAIR TRAUTMAN: No.

15 CHAIR BERGER: Okay. Mr. Winsman?

16 COMMISSIONER WINSMAN: I've just got a quick
17 statement to this young lady that had some concerns about
18 schools. We have not had a public hearing that someone has not
19 expressed a concern about the schools in this particular
20 project. And I would just like to emphasis and perhaps even
21 reemphasis the fact that at times we've wished that even we had
22 control over the development of schools as they pertain to a
23 development, but we don't by law.

24 What I would suggest to you is that you take this
25 same argument and this same passion to the Saugus Union School

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1 District Board meetings and the William S. Hart District School
2 meetings and let them know your concerns as well. They're the
3 ones who craft the mitigation agreements with the developers.
4 We can only ask if it's been done.

5 COMMISSIONER OSTROM: Well, you may want to add that
6 there have been a couple of projects that have been brought
7 before us that didn't have a letter and we stopped them in
8 their tracks.

9 CHAIR BERGER: Yes. Thanks gentlemen. Any other
10 questions at this time? I do have a question. Mr. Wallenberg,
11 if I could ask you this. I think in today's society with the
12 questionable ethics that we're seeing in our country I think
13 it's important for me to ask this question. The, the
14 consultants that are doing an EIR, who regulates that industry,
15 and if you do look at it and you say to yourself, you know,
16 that one company might be dealing with twenty-five different
17 projects all done by Newhall Land it seems to me maybe there is
18 a conflict of interest. How do we determine that there, there
19 is no conflict of interest or that basically there is an agency
20 that might regulate this and, and how big is this industry? I
21 mean, are we talking about many companies that provide this
22 service and we seem to use two, or can you explain that to me?

23 MR. WALLENBERG: I might to defer to Mr. Bertoni for
24 some of this, but to my knowledge there is no regulatory body
25 that, that controls these. There isn't anything like the State

1 Bar or anything that, that sets up that. There are voluntary
2 associations that set up codes of ethics and, and, you know,
3 people can choose to abide by those. But generally the only
4 standard we'd be looking at for a, sort of essentially a bias
5 question would be sort of the issue of common law bias as to
6 whether they can provide the information that's necessary in a,
7 in a, a neutral fashion.

8 MR. BERTONI: I think the question is how do you
9 prepare EIR's in, in California, it's a general question. Let
10 me just try to, try to answer that question.

11 EIR's can be prepared in-house in by a City, they can
12 be prepared, prepared by consultants. What we do here in Santa
13 Clarita is just that we actually typically have a consultant
14 prepare the EIR's for us. What we do, which is different than
15 maybe some other jurisdictions, notably the City of Los Angeles
16 and the County of Los Angeles, what we do is when a project
17 comes in and we determine it needs an EIR we go out and we do
18 an RFP to go out and get -- hire -- to look for and hire a
19 consultant. We typically go to at least three, we send RFP's
20 out to at least three different companies. We at the City
21 interview the consultants, we select the ones that we think
22 will do the best job on that project. Once we, we scope out
23 the project we require the developer to pay the entire fee up
24 front so that once we hire the consultant we have the entire
25 fee. And once the consultant delivers the work product to the

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1 City it's done to the satisfaction of City staff, so we release
2 that paycheck when we're satisfied with it.

3 There is a lot of inputs into that process of
4 determining whether or not that information's accurate or not.
5 We review it internally. We may have peer review of that
6 information. Some of it's pretty much quantifiable
7 information. You look at traffic numbers, you know, you do the
8 traffic reports, you can imagine that Ian Perry with our City
9 Traffic Engineering is looking at it pretty carefully and has a
10 lot of comments on those. And it's also circulated for comment
11 through public agencies throughout the study. You know, you,
12 you go up to Sacramento to the State Clearinghouse and you
13 distribute it that way.

14 So we're the ones that actually hire the EIR
15 consultants. I can tell you right now we have at least four
16 different companies I can think of preparing EIR's for us, and
17 that's not uncommon. I think we have about four EIR's and four
18 different companies doing it. So we traditionally go with a
19 variety of, of companies. Since I've been here for the last
20 seven years we've probably done -- seven or eight different
21 companies have prepared EIR's for various development projects.
22 That's how it works for us.

23 Now there's other jurisdictions like the City of Los
24 Angeles and the County of Los Angeles where the developer goes
25 out and hires the EIR consultant, the EIR consultant prepares

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1 the EIR, and then it's submitted to the City or the County for
2 their review after it's prepared. And that's, that's somewhat
3 of a different process than what we do.

4 So, you know, all that information that's, that's
5 prepared for the City is our, is our property, so it's all City
6 property. All the studies that they do, anything they prepare
7 is our information, it's our, it's our property. So we can go
8 back and we can go back and look and track -- to verify the
9 accuracy of that information so --

10 CHAIR BERGER: Okay. Thank you, Mr. Bertoni. Thank
11 you, Mr. Wallenberg. Any other questions of staff? Yeah? No?
12 Okay. It's staff recommendation that we continue this public
13 hearing to July 20th, is that correct?

14 MR. HOGAN: Yes.

15 MR. BERTONI: July 20th.

16 COMMISSIONER WINSMAN: Move staff recommendation.

17 VICE CHAIR TRAUTMAN: Second.

18 COMMISSIONER OSTROM: Second.

19 CHAIR BERGER: All in favor please say aye.

20 ALL COMMISSIONERS: Aye.

21 CHAIR BERGER: Anybody opposed? Motion carried.
22 Okay. Thank you, Mr. Adamick. And Mr. Hogan, thank you too.
23 Mr. Koch, thanks for coming in tonight.

24 AGENDA ITEM NOS. 1 AND 2 CONCLUDED AT 9:40 P.M.

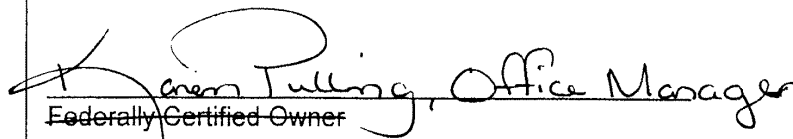
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Signature of Transcriber

AAERT Cert. No.

7/6/04

Date

Attachments to June 29, 2004 Transcript

State Water Project Delivery Reliability Report 2002

June 29, 2004



Department of Water Resources
Bay-Delta Office

SWP Delivery Reliability Report

Purpose

- To provide useful information to water suppliers and planners on the delivery reliability of the SWP presently and 20 years into the future.

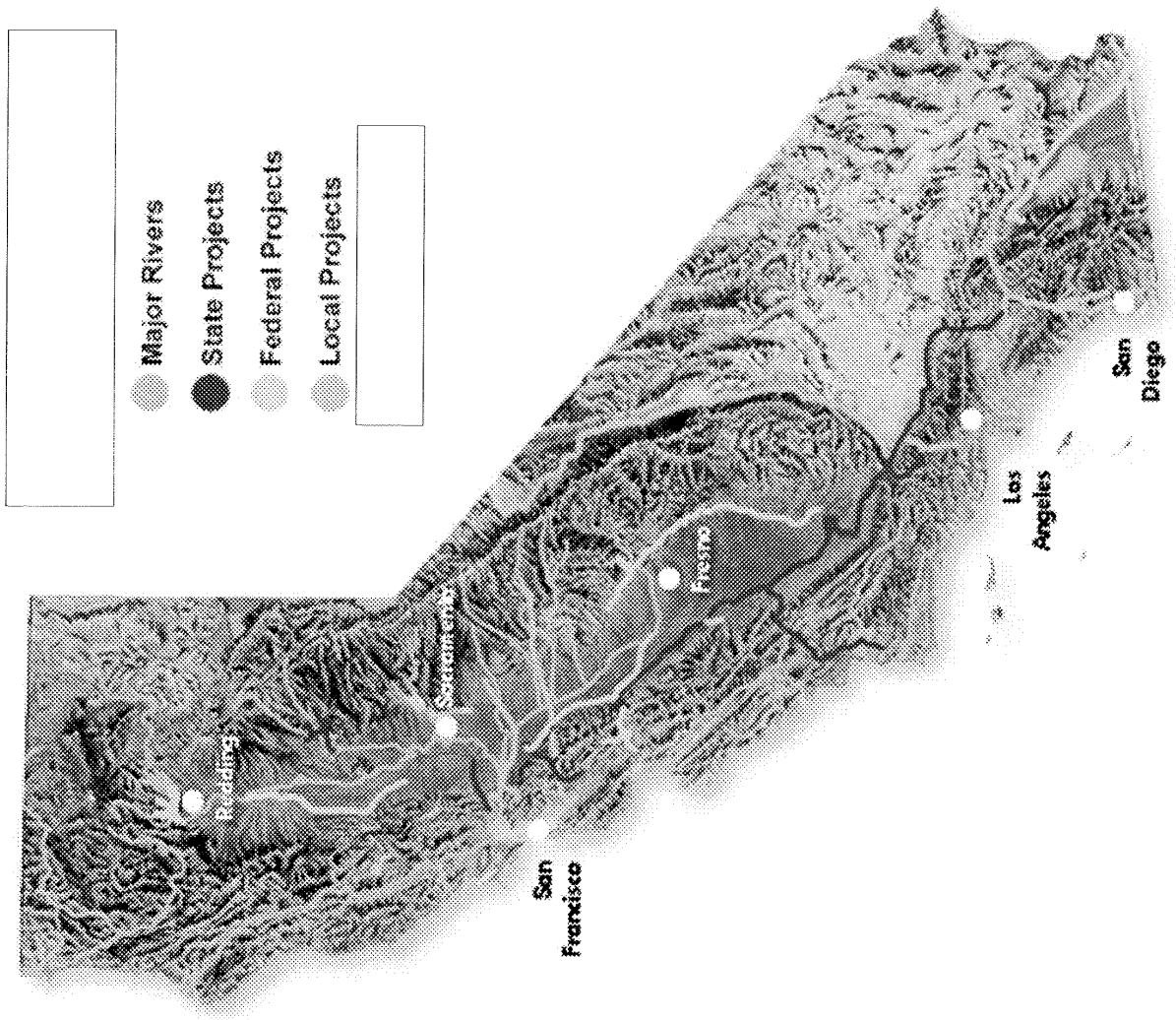
Audience

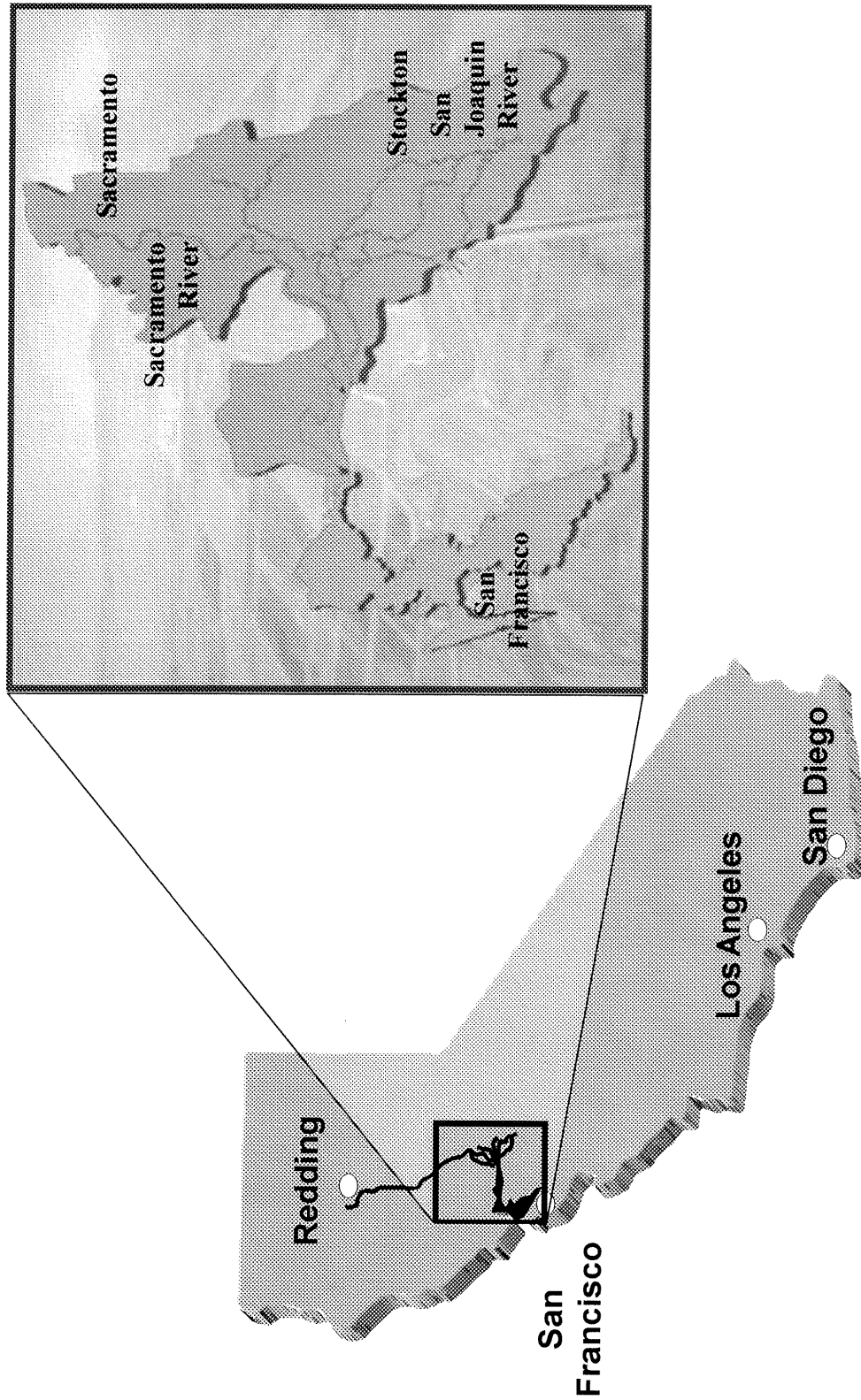
- State Water Contractors and related water providers; city, county, and regional planning agencies; interested citizens

SWP Delivery Reliability Report

- DWR supports local determination of the sufficiency of local water supply
- Explains how SWP delivery reliability is determined
- Presents results
- Provides examples of how to apply the information.
- Commits to an evaluation of CALSIM II

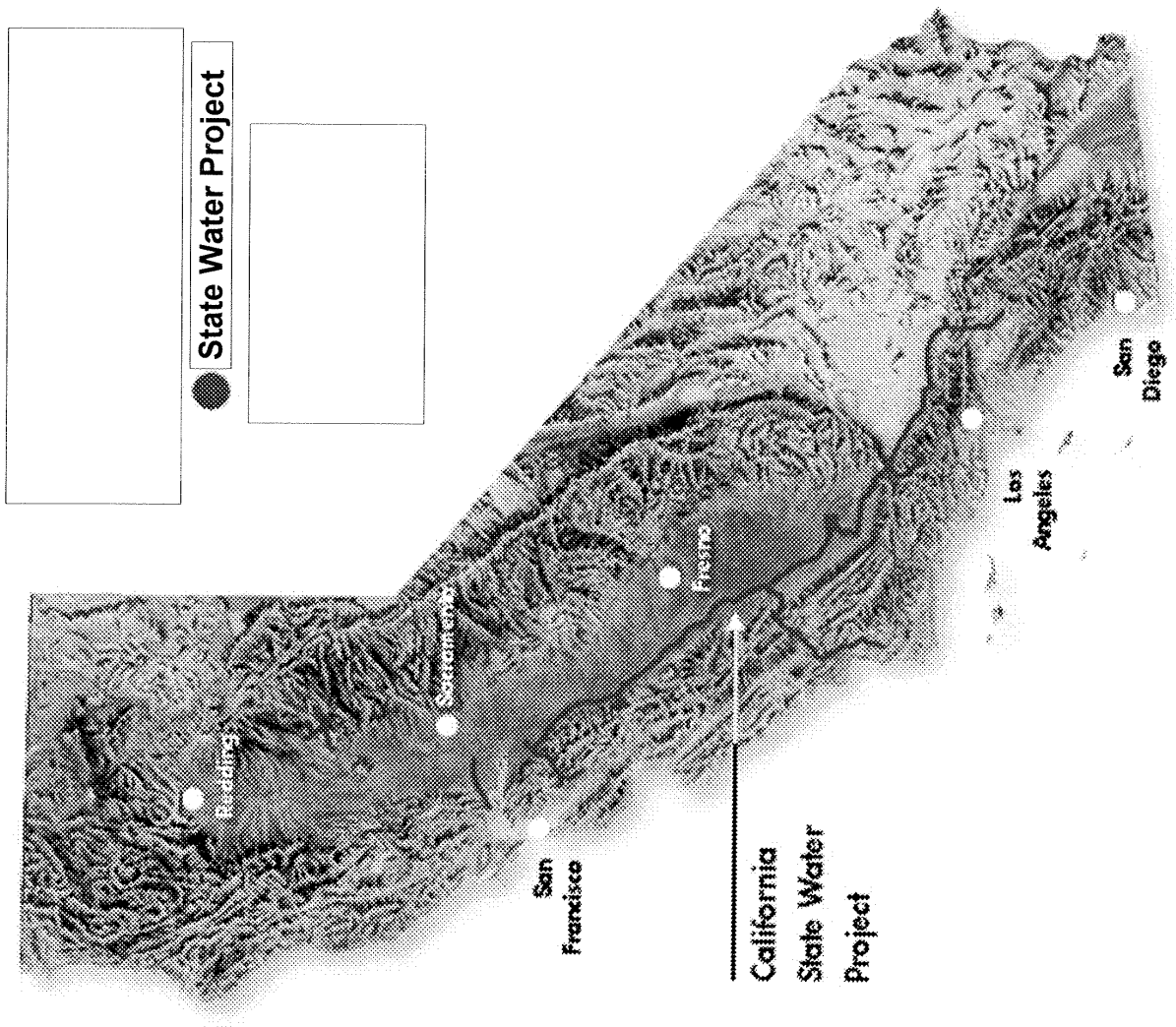
Some SWP Basics



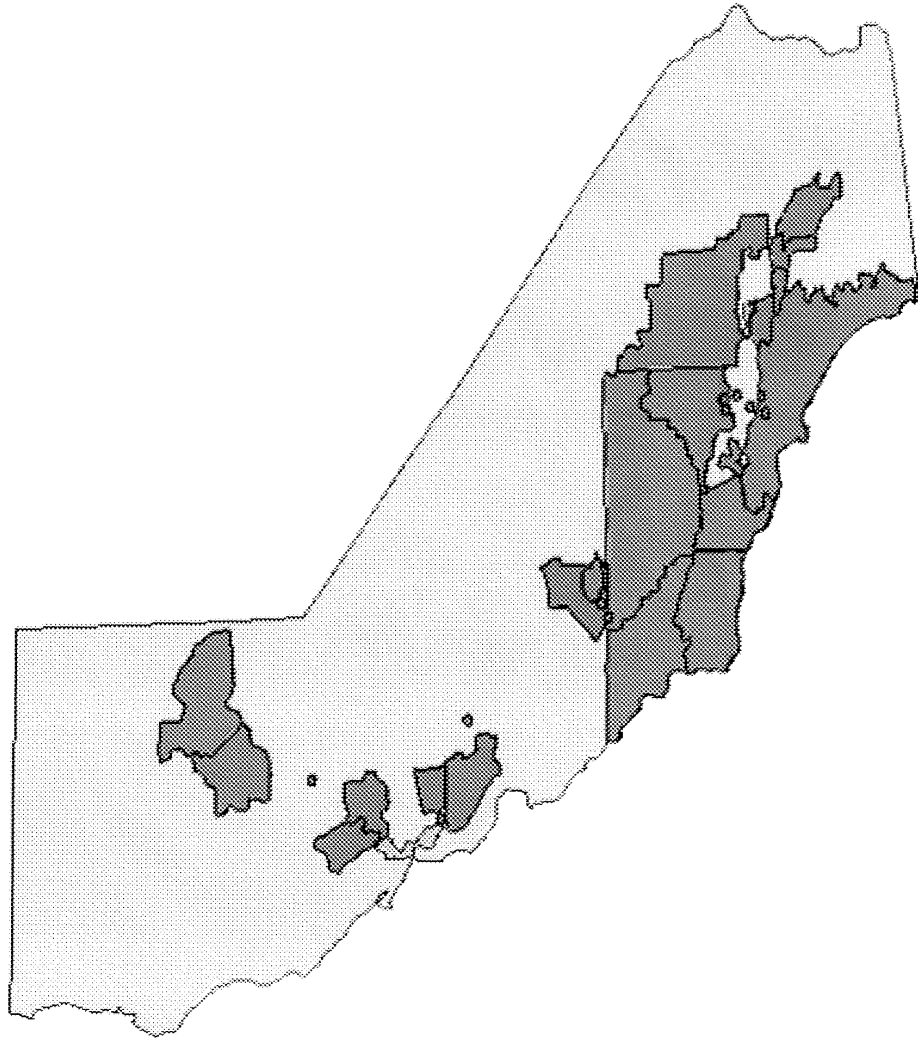


Bay-Delta detail image from CALFED





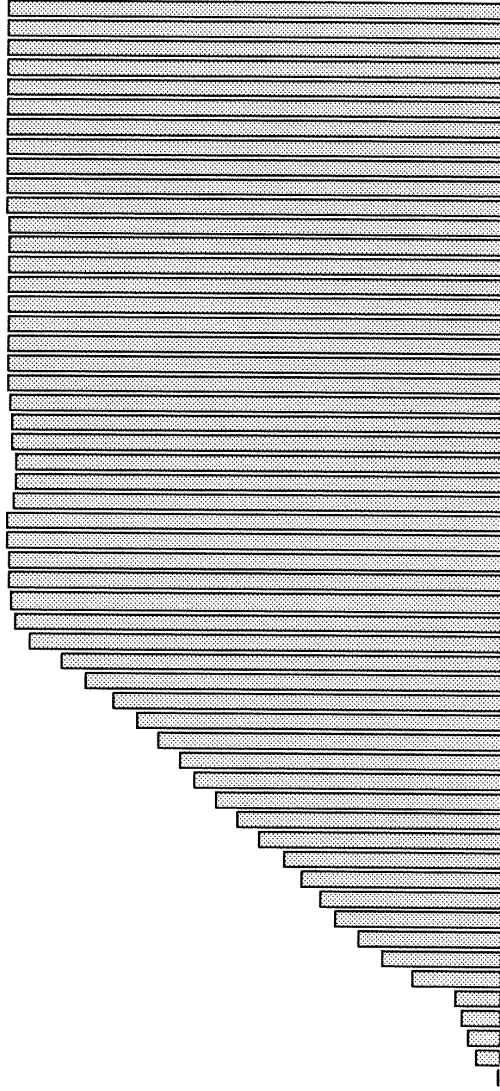
SWP Service Area Map



What is “Table A”?

- Maximum amount of water SWP is contracted to provide annually
- Tool used to apportion available water supply each year

Table A Amounts



Source: Bulletin 132-00 Table B-4 column 39

Conditions for Article 21 Deliveries

- Cannot interfere with SWP allocations or operations
- Excess water available in the Delta
- Conveyance capacity available
- Cannot be stored in the SWP system

Estimating SWP Delivery Reliability

CALSIM II

A computer model that simulates the
operation of the SWP

CALSIM II

- Simulates operations of SWP and CVP facilities
- Represents the Sacramento and San Joaquin River system and Delta
- Accounts for system operational objectives, physical constraints, legal and institutional agreements and statutes
- Uses historical water conditions, which are modified to reflect a certain level of development

CALSIM II

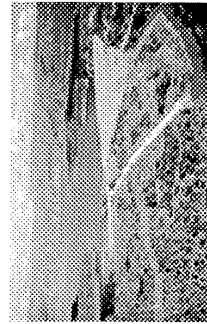
- Accepted by DWR, the U.S. Bureau of Reclamation and CALFED
- Used in studying
 - CALFED Conveyance Program
 - CALFED Storage Program
 - Annual Operation of SWP and CVP
 - Proposed changes in Delta flow and quality requirements

What is Water Delivery Reliability?

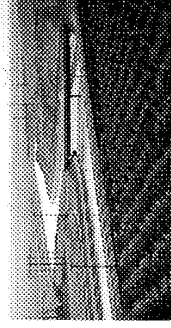
It is an estimate of the certainty that a given amount of water will be delivered to a specific place at a specific time.

Factors affecting SWP Delivery

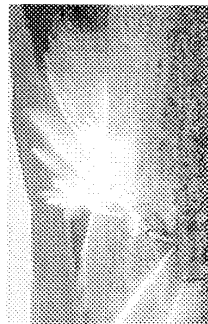
Reliability



Availability of water
from the source



The means to convey
the water



Amount and pattern
of water demand

SWP Delivery Reliability Report

Study Assumptions

- Existing facilities and regulatory requirements
- Three SWP Table A demand levels:
 - 2001 weather variable (3.0 – 4.1 maf/yr)
 - 2021 weather variable (3.3 – 4.1 maf/yr)
 - 2021 full Table A amount (4.1 maf/yr)
- Article 21 demand analyzed and assumed to increase from 2001 to 2021

Study Results

SWP Table A and Article 21 deliveries from the Delta (taf)

Study	Average	Maximum	Minimum
2001 Study			
Table A	2,960 (72%)	3,850 (93%)	800 (19%)
Article 21	130	510	0
2021A Study			
Table A	3,080 (75%)	4,130 (100%)	830 (20%)
Article 21	80	400	0
2021B Study			
Table A	3,130 (76%)	4,130 (100%)	830 (20%)
Article 21	70	400	0

Percent of Table A in parentheses.

Study Results

SWP Delta average and dry-year Table A deliveries ¹

	Average 73-year 1922-94	Single dry year 1977	2-year drought 1976-77	4-year drought 1931-34	6-year drought 1987-92	6-year drought 1929-34
2001	72%	19%	48%	37%	41%	40%
2006	73	19	47	38	41	40
2011	74	20	46	38	41	41
2016	74	20	45	39	40	41
2021	75	20	44	39	40	41

¹ Percent of Full Table A. Full Table A = 4.133 maf per year

Study Results

SWP Delta average and wet-year delivery

(Percent of Full Table A, 4.13 MAF)

Study	Average	Single wet 1983	2-year wet 1982-83	4-year wet 1980-83	6-year wet 1978-83	10-year wet 1978-87
2001	72%	73%	79%	80%	80%	80%
2021A	75	82	89	86	87	84
2021B	76	100	100	91	91	87

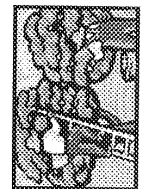
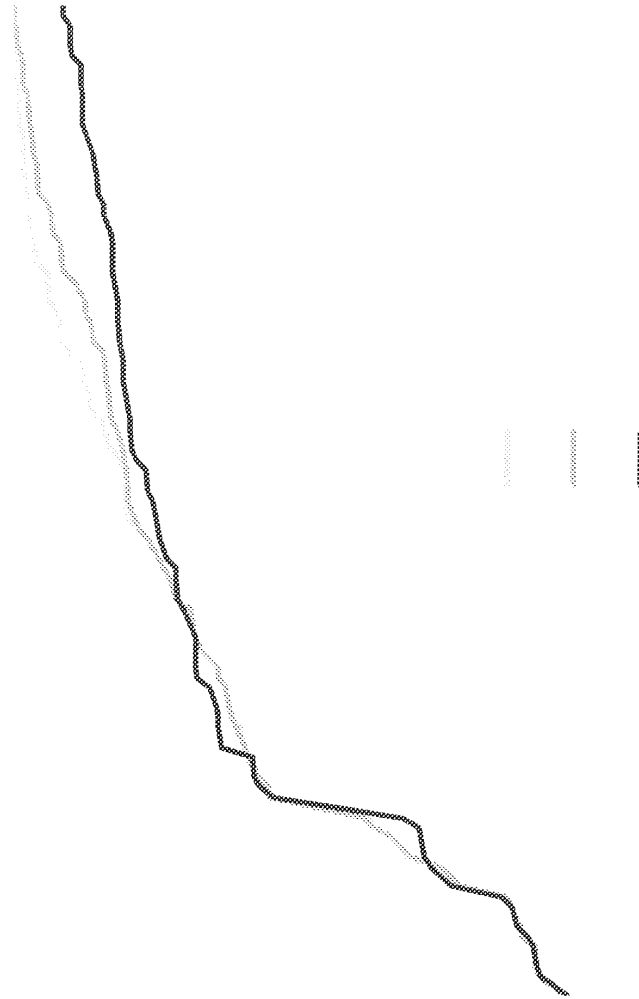
Study Results

Figure 1. SWP Delta Delivery Probability (Table A)



Greenacres ID Delivery Probability

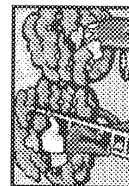
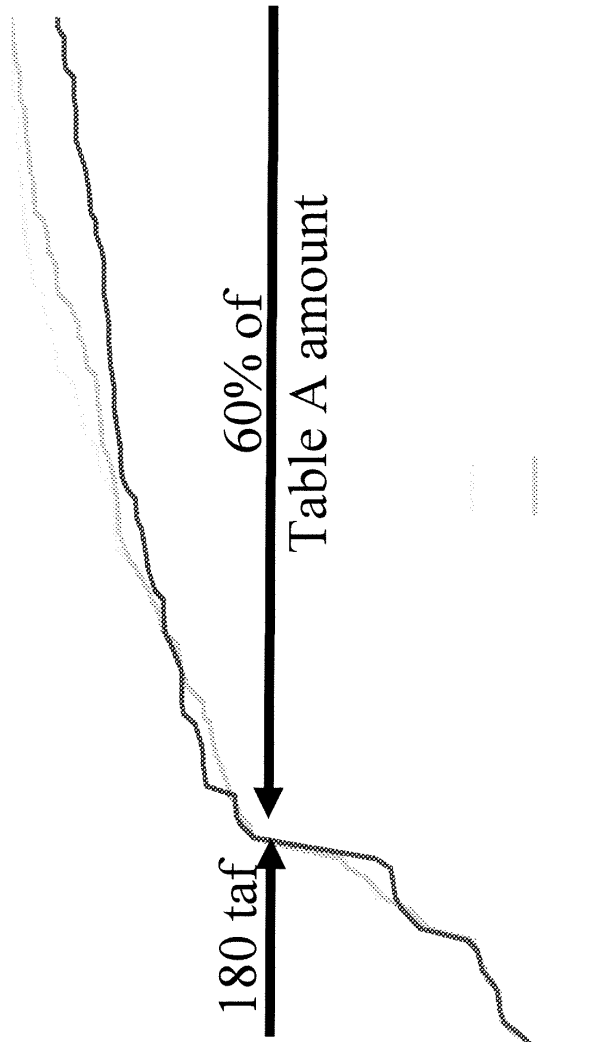
Table A



Greenacres ID Delivery Probability

Table A

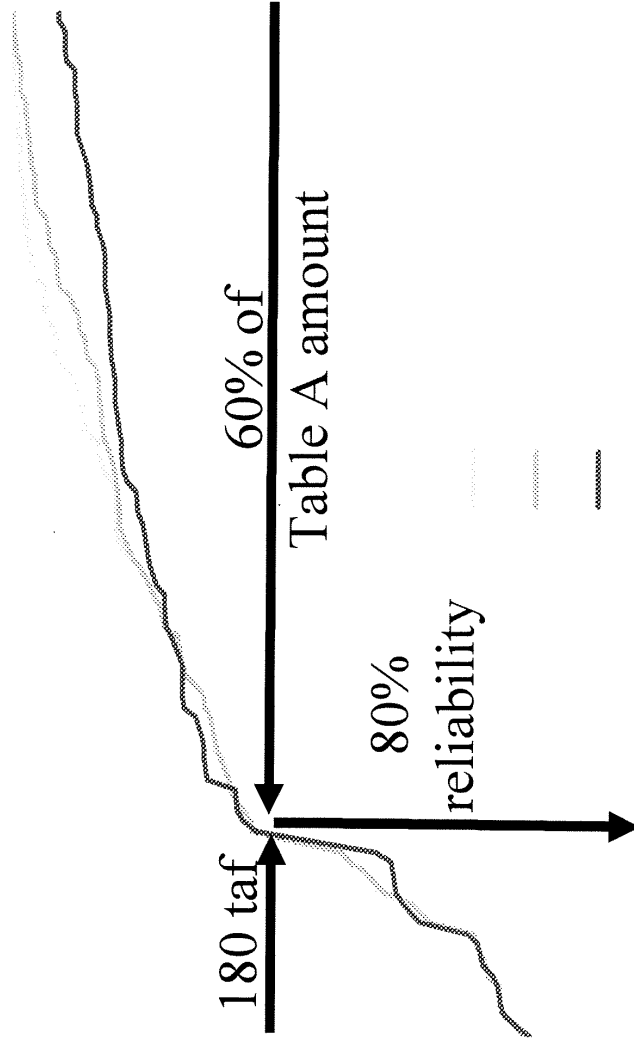
Step 1: Identify desired annual delivery



Greenacres ID Delivery Probability

Step 1: Identify desired annual delivery

Step 2: Determine delivery probability



Status of Studies and Update

- **Historical Simulations – Complete**
- **CALSIM II Peer Review – Complete**
 - Draft work plan comments -- May, 2004**
 - Final Work Plan -- August, 2004**
- **Sensitivity Studies – Underway**
- **Updated Delivery Reliability report --
Draft expected in October, 2004**

Discussion and Questions

Study Results

Table 6a. Average and Wet Year Water supply under Article 21
(taf per year; year of delivery in parentheses)

<i>Study</i>	<i>Average</i>	<i>Single wet year 1983</i>	<i>2-year wet 1982-1983</i>	<i>4-year wet 1980-1983</i>	<i>6-year wet 1978-1983</i>	<i>10-year wet 1978-1983</i>
2001	130	200	390 (1982) 200 (1983)	100 (1980) 120 (1981) 390 (1982) 200 (1983)	100 (1978) 140 (1979) 100 (1980) 120 (1981) 390 (1982) 200 (1983)	100 (1978) 140 (1979) 100 (1980) 120 (1981) 390 (1982) 200 (1983) 410 (1984) 0 (1985) 50 (1986) 0 (1987)

Numbers rounded to nearest 10,000 acre-feet

Study Results

Table 4. Water supply under Article 21 (taf per year; year of delivery in parentheses)

<i>Study</i>	<i>Average</i>	<i>Single dry year</i>	<i>2-year drought</i>	<i>4-year drought</i>	<i>6-year drought</i>	<i>6-year drought</i>
		<i>1977</i>	<i>1976-1977</i>	<i>1931-1934</i>	<i>1987-1992</i>	<i>1929-1934</i>
2001	130	0	110 (1976)	0 (1931)	0	0 (1929)
				200 (1932)		90 (1930)
				130 (1933)		0 (1931)
				0 (1934)		200 (1932)
						130 (1933)
						0 (1934)
2021						
(A and B)	80	0	0	0 (1931)	0	0 (1929)
				40 (1932)		30 (1930)
				10 (1933)		0 (1931)
				0 (1934)		40 (1932)
						10 (1933)
						0 (1934)

Numbers rounded to nearest 10,000 acre-feet

Contacts

- **Katherine Kelly**
(916) 653-1099
- **Francis Chung**
(916) 653-5924

Web Site: <http://swpdelivery.water.ca.gov>

**“The future ain’t
what it used to be”**

-Yogi Berra

... And What You Can Do About It

-Jonas Minton

Jonas Minton

- 1978 California Department of Water Resources
- General Manager El Dorado County Water Agency
 - 1994 first water supply assessment
 - 17,000 acre feet of water rights for new development
- World Bank – Republic of China
- Executive Director American River Water Forum
 - Additional 200,000 acre feet of water for development

- Deputy Director California Dept. of Water Resources
 - Water Transfer Office; Water Conservation Office; Divisions of Planning, Dam Safety, Flood Management
 - Drought Task Force; Recycling Task Force; Desalination Task Force; Groundwater Bulletin
 - SB 610/221 Guidebook
- Retired in 2004
- Half Time for Planning and Conservation League

What Did The Future Used To Be?

- State Water Project “Entitlements” of 4,230,00 acre-feet
- Ample supplies of drinkable groundwater
- Reliable snow pack
- “Will Serve” letters

What's Changed?

- State Water Project says it can deliver about 2 million acre-feet (half the contract amount) 80% of the years
- In 1991 the State Water Project could just deliver 550,000 acre-feet- only 13% of contracted amounts

What Else?

- Monterey Amendment Lawsuits
- Groundwater contamination: Perchlorate, MTBE, Hexavalent Chromium, Arsenic, Nitrates, NDMA, etc.
- Senate Bills 610 and 221 “Show Me The Water” requirements
- CALSIM II peer review

“State Water Project Delivery Reliability Report,” 2002;

In half the years SWP says it can deliver 80 % of
Table A

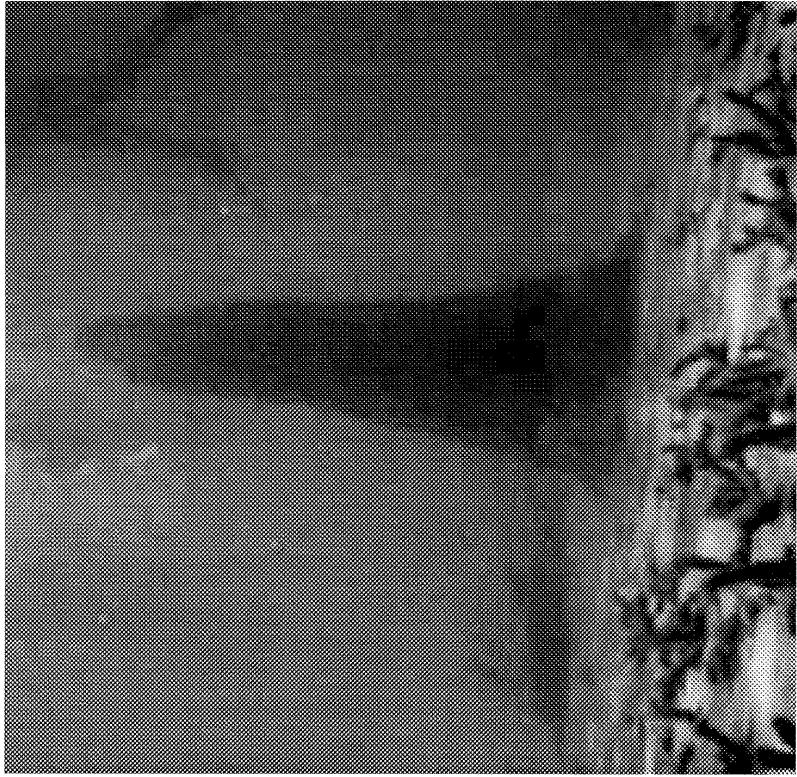
1 year in 5 SWP says it can deliver 50% of
Table A

1 year in 10 the SWP says it can deliver 20% of
Table A

Limitations of the SWP Report

- Short time record
- Uses CALSIM II model
- Does not account for Climate Change impacts
- Ignores fragile levee system that delivers water to southern California

Tree Stump In Lake Tahoe



CALSIM II

Peer Review by CALFED

- Model is not calibrated or validated, and findings do not include error bars
- Model is a comparative tool, rather than a predictive tool
- Model assumes no limits to northern California groundwater pumping; allowing greater deliveries to southern California

Global Climate Change

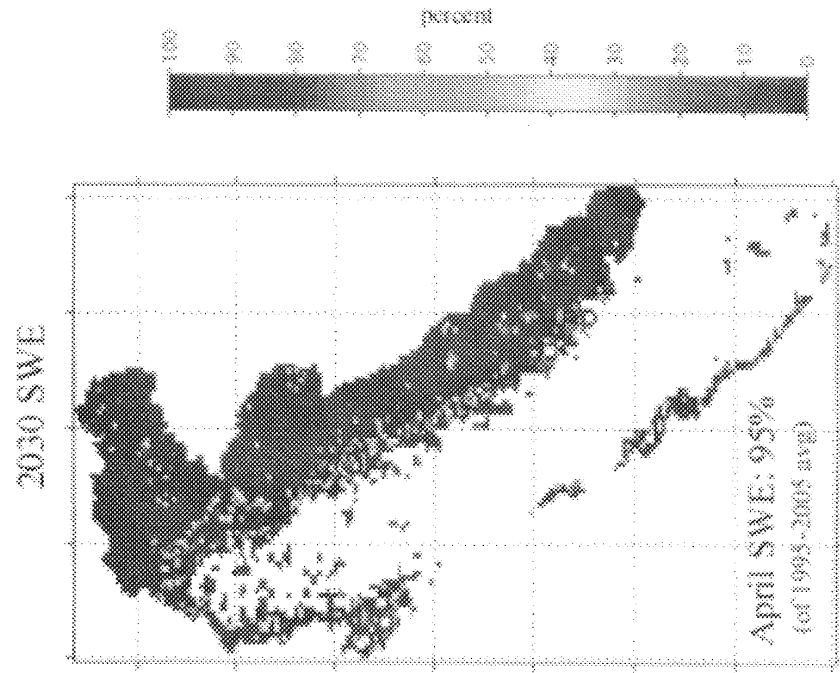
(No Matter What's Causing It)

- Warmer temperatures mean less snow
- Feather River watershed is primary source of SWP
- Feather River watershed is relatively low elevation-most affected by winter warming
- “...reduction of snow water equivalent by about one third to one half current levels...”

Snowpack Changes:

Evolution of Average Annual Snow Water Equivalent as a Percentage of Average 1995-2005 Values

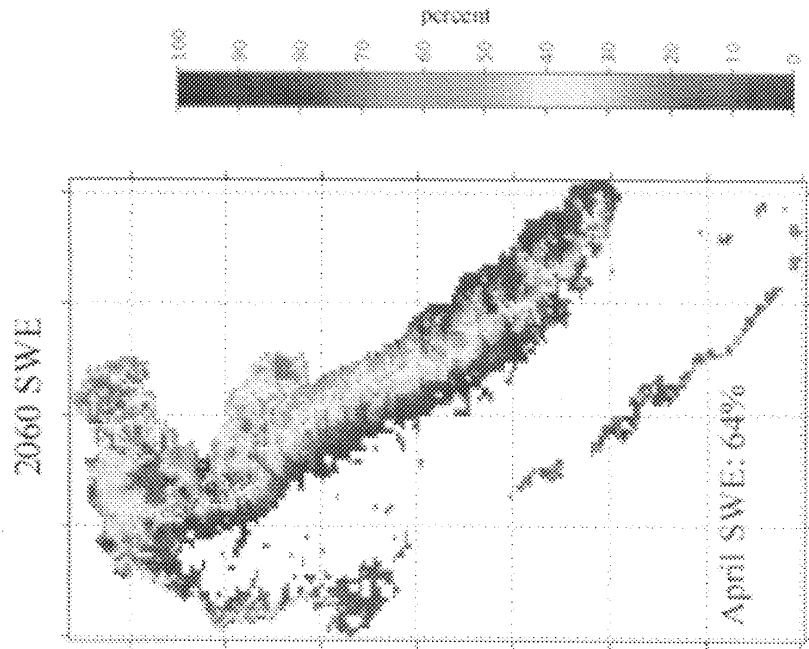
(effect of temperature changes only; Historical P; baseline T from WY 1965-1987)



Snowpack Changes:

Evolution of Average Annual Snow Water Equivalent as a Percentage of Average 1995-2005 Values

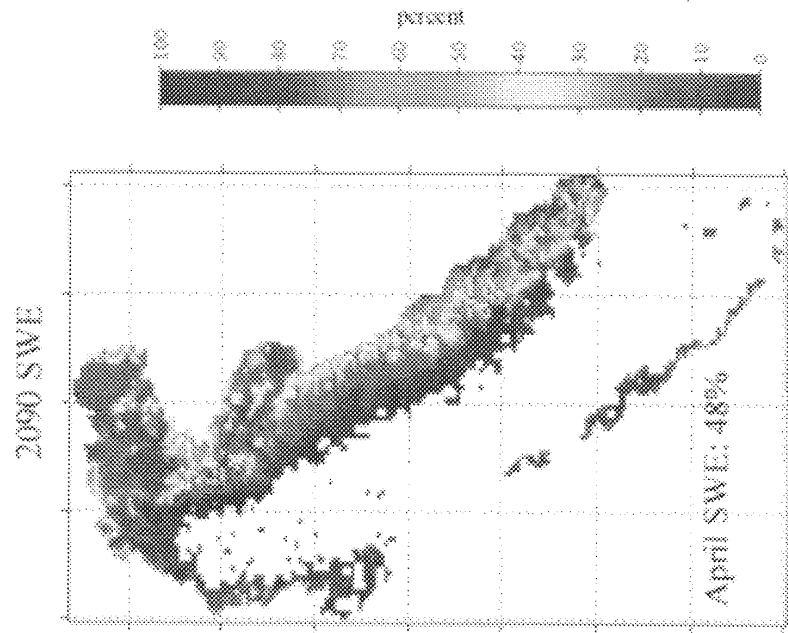
(effect of temperature changes only; historical P; baseline T from WY 1965-1987)



Snowpack Changes:

Evolution of Average Annual Snow Water Equivalent as a Percentage of Average 1995-2005 Values

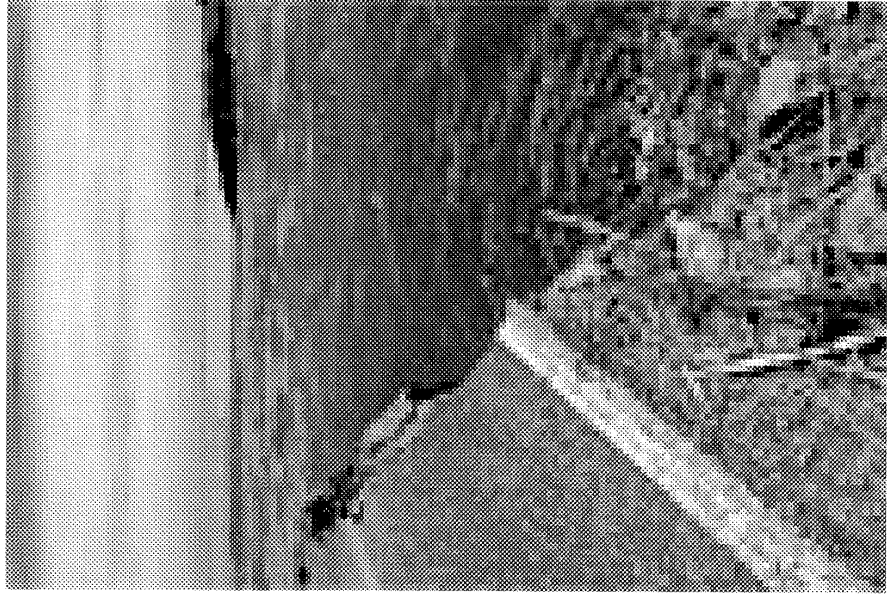
(effect of temperature changes only; historical R, baseline 1 from WY 1965-1987)



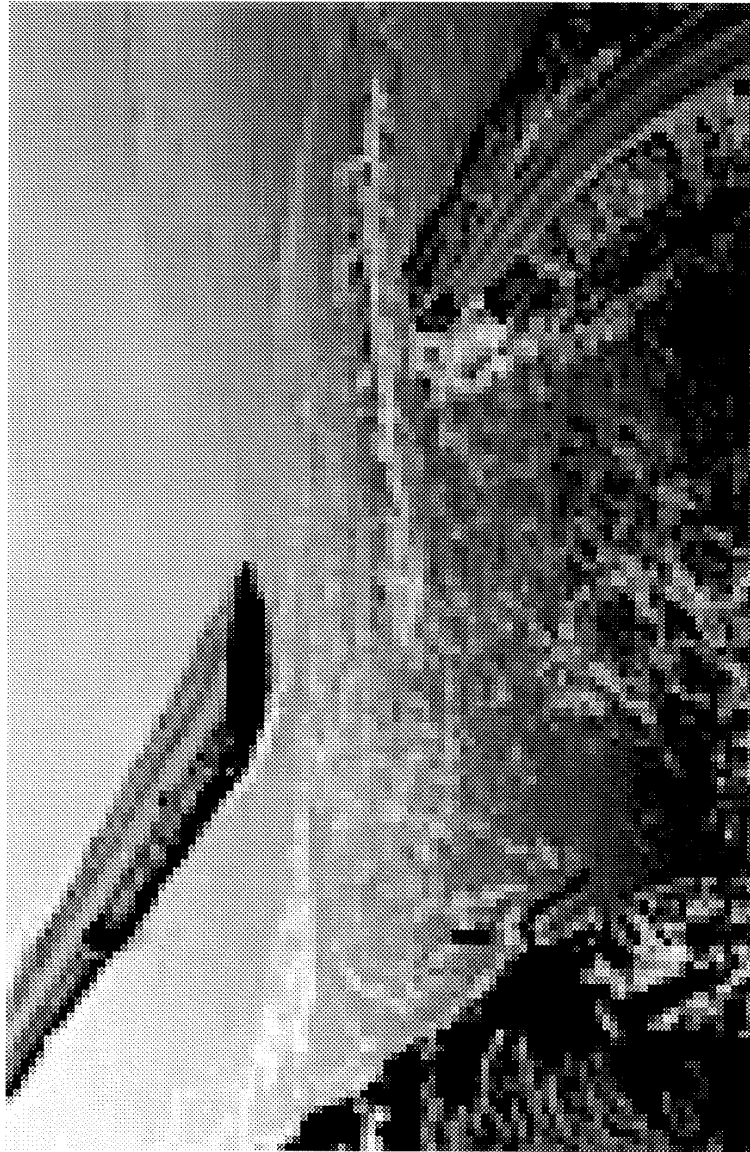
Fragile Delivery System

- SWP water delivered through fragile Bay-Delta
- Between 1981 and 1990 there were 22 levee breaches and 15 islands flooded in the Delta region
- Islands continue to sink, sea level is rising, levees are not maintained
- One chance in four of 6.0 earthquake in the Delta which could cause 8 to 26 simultaneous levee failures

Most recent break was on a
“sunny day”!



Lower Jones Tract June, 2004



Who Is Supposed To Do What?

What DWR Does (And Does Not Do)

- Tries its best to deliver as much water as possible
- DWR does not certify Urban Water Management Plans. (Water Code Section 10657)

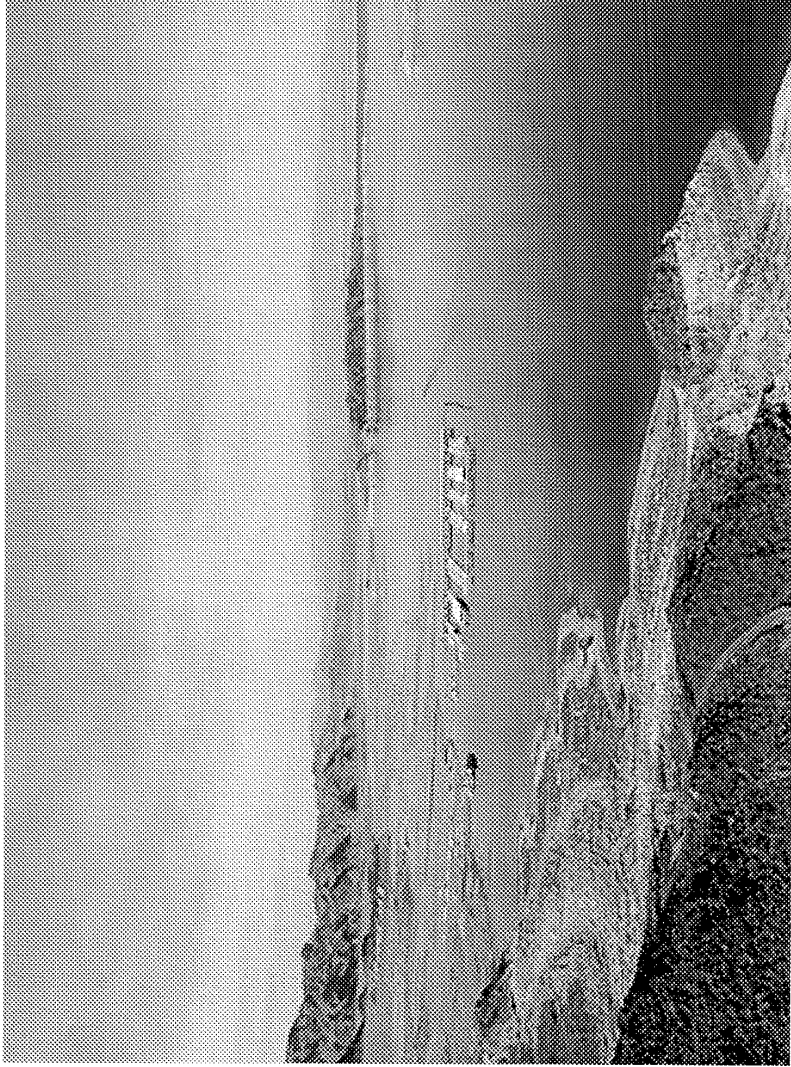
What Castaic Lake Water Agency Does

- Seeks to diversify water sources
- Uses DWR's "State Water Project Delivery Reliability Report" for water supply assessments
- All water managers are born optimists - We do not like saying there are limits

What Happens If The Water Is Not There?

- Look at the Colorado River – who would have thought?
- Cutbacks
- Landscapes
- Jobs and Businesses

... The drought that couldn't
happen is here." said Ms
Mulroy



Could It Happen Here?

February, 1991:

Governor Wilson within days of using
Emergency Powers to order across the
board 50% cutback in water use
statewide – residential, business and
agriculture

“March Miracle” bailed California out

What About Possible New Supplies

- 41,000 transfer from Kern County Water Agency not a done deal
- Local groundwater- 6ppb, 4ppb, or 1ppb?
- Perchlorate migrates
- Groundwater banking/conjunctive use

Conjunctive Use

- Can be good way to store water
- Conjunctive use does not create new water
- Need to be aware of potential and existing contaminants in some Central Valley aquifers

What Are You Required To Do ?

Under SB 610, “The city or county (*in this case Santa Clarita*) shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and future planned uses.”

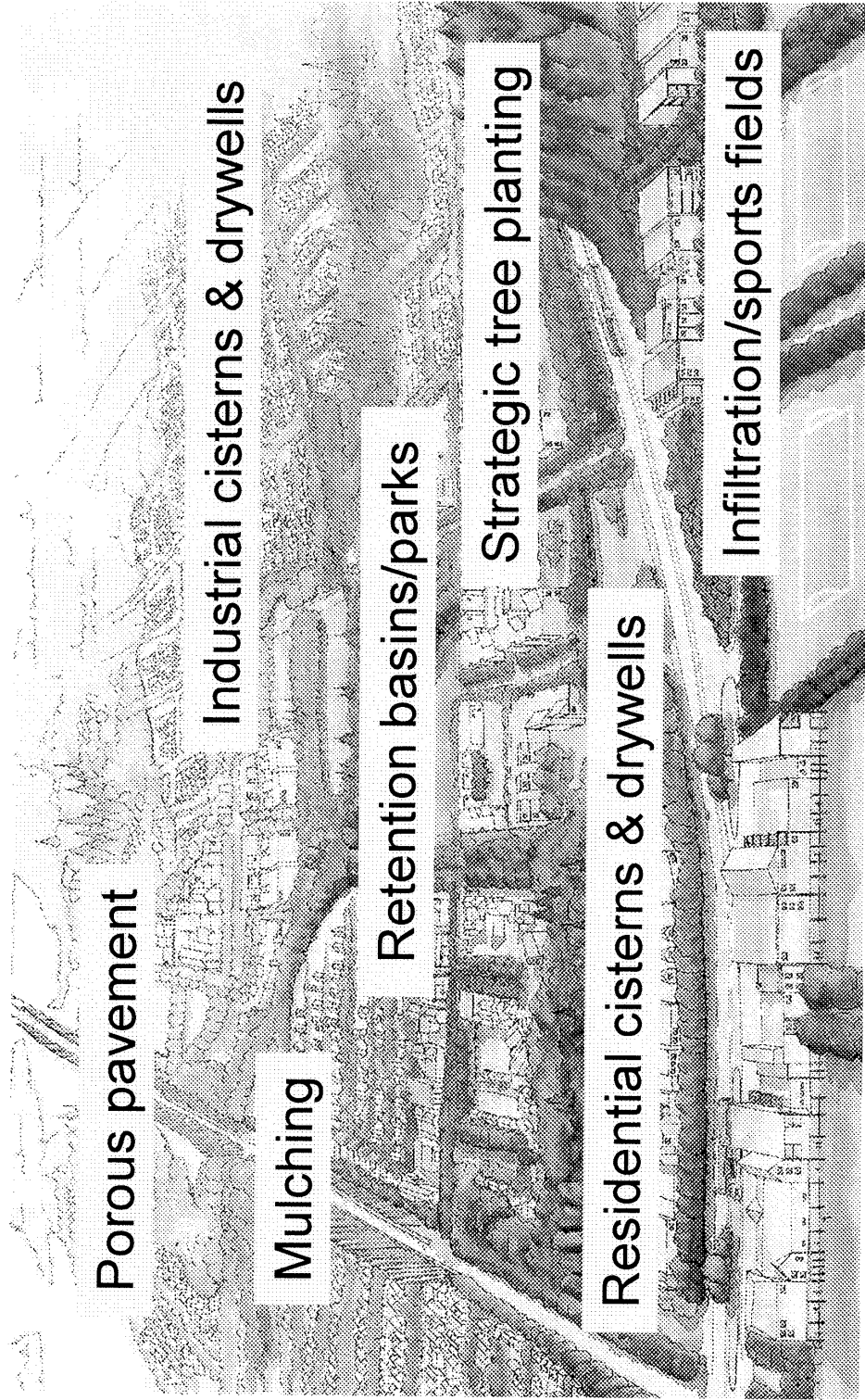
SB 221 Requirement

- Under SB 221 “The legislative body of a city or county or the advisory agency, to the extent that it is authorized by local ordinance to approve, conditionally approve, or disapprove the tentative map, shall include as a condition in any tentative map that includes a subdivision a requirement that a sufficient water supply shall be available.”

What Santa Clarita Should Do

- For land-use decisions do not assume 41,000 acre-feet are available until final court decision
- Include a margin of safety
- Identify & disclose impacts to existing customers if supplies don't materialize
- Require water efficiency in new growth

A vision for Sun Valley...



ORIGINAL

CITY OF SANTA CLARITA
PLANNING COMMISSION

IN THE MATTER OF .
AGENDA ITEM NO. 2 .
RIVERPARK PROJECT .
(MASTER CASE NO. 02-175, .
VESTING TENTATIVE TRACT MAP .
53425, GENERAL PLAN AMENDMENT .
02-002, ZONE CHANGE 02-002, .
OAK TREE PERMIT 02-025 .
CONDITIONAL USE PERMIT 02-009, .
HILLSIDE REVIEW 02-003, & .
ADJUSTMENT 02-010) .
ENVIRONMENTAL IMPACT REPORT .
SCH#2001091081 .
.

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA

TUESDAY, JULY 20, 2004

HEARD BEFORE DIANE TRAUTMAN, CHAIR

ELECTRONIC REPORT: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by a monitored electronic sound recording,
transcript produced by Federally Approved transcription
service.

APPEARANCES:

COMMISSION CHAIR: DIANE TRAUTMAN
COMMISSION VICE CHAIR: DENNIS OSTROM
COMMISSIONERS: TIM BURKHART
MIKE BERGER
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN
PLANNING MANAGER: VINCE BERTONI
SENIOR PLANNER: FRED FOLLSTAD
ASSOCIATE PLANNER: JEFF HOGAN
CITY ATTORNEY: JOSEPH MONTES
SENIOR TRAFFIC ENGINEER: IAN PARI
DEPARTMENT OF
RECREATION AND PARKS: JESSICA HUMPHRIES

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
JIM JORDON, ENGINEERING DIVISION
KEITH BABCOCK
KAREN PEARSON, SIERRA CLUB
STACEY KELLEHER
JOHN GONZALEZ
ROBERT MONTELEONE
RANDY MARTIN

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, JULY 20, 2004
2 PROCEEDINGS IN PROGRESS, AGENDA ITEM NO. 2 BEGINS AT 9:32 P.M.

3 CHAIR TRAUTMAN: All right. Welcome back to the July
4 20th Planning Commission meeting. And the next item on our
5 agenda is a continued public hearing. We have the Riverpark
6 Project, Master Case Number 02-01 -- I'm sorry, Master Case
7 Number 02-175, Vesting Tentative Tract Map 53425, General Plan
8 Amendment and so on. And I would ask now for Mr. -- where's my
9 paperwork -- for Mr. Jeff Hogan to give us the staff report.

10 MR. HOGAN: Good evening, Chair, and Members of the
11 Planning Commission. Again, Jeff Hogan, Associate Planner with
12 the Planning Division. The item before you tonight is the
13 Riverpark Project. It was last heard on June 29th, 2004 which
14 was a special meeting.

15 The purpose of tonight's meeting is to respond to
16 questions raised by the Planning Commission regarding air
17 quality, noise, traffic, biology, innovative criteria, more
18 specifically the benefits of the project, Riverpark bike
19 trails, and the rental versus for sale issue related to the
20 multi-family units. Staff's also requesting further direction
21 from the Planning Commission on potential modifications related
22 to the site map.

23 The Santa Clara River limits, as a result of
24 receiving feedback from the Planning Commission and the public
25 and several DEIR comment letters, including those from

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1 S.C.O.P.E., Friends of the River, and the California Department
2 of Fish and Game regarding moving the project away from the
3 river, staff's provided three exhibit scenarios, moving the
4 project bank stabilization project further away from the river
5 corridor. Another exhibit scenario is showing utilizing the
6 NRMP line which is the Natural River Management Plan.

7 Okay. This is a Natural River Management Plan
8 boundary exhibit, the NRMP was approved back in 1998 by the
9 Army Corp of Engineers, the California Department of Fish and
10 Game, and the Regional Water Quality Control Board. The NRMP
11 was prepared and approved to be a long range management plan
12 for development that could effect the Santa Clara River.

13 The applicant's current design as indicated in the
14 previous meetings stays out of the NRMP boundaries and away
15 from the river, with the exception of two areas. One of the
16 areas is this area right here where there's no trees. They
17 were trying to stay away from the Heritage Oak tree and move
18 the bank stabilization around the tree. And another area's
19 over by Newhall Ranch/Golden Valley Road Bridge to accommodate
20 a Class I -- a trail link between the Class I and River Trail.

21 With regards to the NRMP boundary line the applicant
22 does have the ability to an additional fifty-four homes if, if
23 he chose to, just with regards to the NRMP.

24 Next exhibit is the FEMA line exhibit. This exhibit
25 shows development back and behind the FEMA one hundred year

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1 storm limit. The City's boundary limits of the Santa Clara
2 River SCA are based on the FEMA's one hundred year storm limit.
3 The FEMA line however does not accurately reflect the location
4 of all the resources along the river. The DEIR did however
5 identify a resource line that did correspond to all the
6 riparian or Santa Clara River like resources.

7 The current project design encroaches into
8 approximately thirty-seven acres of the SCA located on here.
9 Thirteen of those acres would be temporarily disturbed and
10 replaced upon bank stabilization.

11 Again, as you can see, the majority of the
12 encroachment is along the southern area of the project. That
13 area's been disturbed and dist and offers very little habitat
14 value. However, the exhibit would also -- would allow --
15 however, this exhibit would allow the removal of the riparian
16 resources along Area 1. As you can see the, the FEMA line's
17 outside these resource areas where there's mature cottonwoods.
18 And again, this is one of the areas that staff and California
19 Department of Fish and Game would like to preserve.

20 Utilizing the FEMA scenario removal of twenty-six
21 units would be required, approximately thirty-two units from
22 Area A-2, and the entire three acres of commercial would be
23 removed. In addition, this scenario would require that the
24 active park area in this area here would be moved further into
25 the canyon, possibly removing more oak trees or additional lots

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1 depending on how the active park is designed.

2 Portions of the Newhall Ranch Road would be located
3 in the FEMA boundary also since the road is aligned -- since
4 the road alignment is fixed a pullback area in this area was
5 not considered. And here it gives you kind of a visual of a
6 majority of the thirty-seven acres with SCA is, as you can see,
7 is most of it's been disturbed or dist and very little or low
8 habitat value in this area.

9 The next exhibit is the Q-CAP line scenario which
10 shows the development being moved back behind the county Q-
11 CAP's boundary. The county Q-CAP is based on a theoretical
12 four day storm event occurring after the area has been burned,
13 which would also increase the runoff rate thirty-two to eighty
14 percent higher than a fifty year storm. The Q-CAP line
15 represents where development would need to meet the county Q-
16 CAP requirements which would include increased development
17 elevations. So basically the Q-CAP line, if the development's
18 going to be behind the line the county requires certain
19 requirements, whether it's over the line or behind the line.
20 So they still need to meet it. For this scenario only we're
21 using the line as an imaginary line basically telling the
22 applicant possibly to move the development behind this. So
23 they'd still be -- with the FEMA or the resource line exhibit
24 they would still be required to comply with Q-CAP requirements,
25 if that makes sense.

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1 The Q-CAP exhibit scenario is also an alternative in
2 the DEIR which indicate a loss of fifty-four units in Area A-1,
3 twenty-four units in Area A-2, and one commercial acre and four
4 commercial -- or four acres of the active park. However, the
5 applicant has provided a more current design showing the loss
6 of sixty-five units in Area A-1, thirty-one units in Area A-2,
7 and two acres of commercial. Again, the active park would also
8 need to be moved further back, back in the canyon which could
9 remove additional oak trees or additional lots, again depending
10 on the design of the active park.

11 And again, just a quick note that all exhibits here
12 will have to meet the Q-CAP requirements. Again, we just use
13 this as a way of showing another, another way of pushing back
14 from the Santa Clara Corridor.

15 The resource line exhibit, this scenario was created
16 largely due to the analysis in the DEIR that indicated that
17 habitat on the western portion of the site is of relatively
18 high value, which is along this area here. This scenario would
19 move the project away from the river along Area A-1 and the
20 commercial area where it would preserve the mature riparian
21 resources I've talked about with the mature cottonwoods. With
22 this scenario there would be a one hundred foot upland preserve
23 buffer from the eastern portion of the commercial area to the
24 western portion of active park. The dist and disturbed areas
25 of Area A-2, areas along the roadway in Area B where there's a

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1 high bluff or cliff would not have the hundred foot buffer.
2 The scenario would also result in reduction of twenty to forty
3 units in Area A-1 and two of the three acres of commercial.
4 The active park in Areas A-2 and B would remain as is in the
5 current design. And here's some pictures of the resources that
6 I was talking about along this area. And this is the bluff or
7 cliff. If, if the Planning Commission remembers we drove along
8 up here.

9 The staff recommends the implementation of the
10 resource line scenario as it moves the project back and
11 preserves a higher value of riparian resources that are aligned
12 portion of the commercial area in Area A-1. Preservation of
13 these resources along Area A-1 is also supported by the Fish
14 and Game.

15 Private streets, staff's requiring that all internal
16 streets within -- with the exception of Area A-2 be private.
17 This is mainly for high maintenance costs the City has related
18 to public streets. And staff has looked at and the HOA would
19 maintain it and they would meet all the requirements for
20 private streets as far as public standards and width. You'd
21 still be able to park cars on both sides of the road.

22 As a result of this the applicant's requesting to
23 have the ability to gate Areas A-1 and B which are right here
24 and here. The exception was Area A-2, was because of the
25 public park and public access.

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1 Next was the equestrian trail. The Riverpark's
2 equestrian trail runs along the southern portion of the
3 development area. The California Department of Fish and Game
4 requested that the sixteen foot equestrian trail be relocated
5 north, away from the river. Right here's the -- this goes over
6 the DWP water line -- pipeline. The equestrian trail currently
7 separates from the multi-purpose trail before the trail bridges
8 over the pipeline. The equestrian trail runs south into the
9 river, as I've talked about, and reconnects back up to the
10 multi-purpose trail up here.

11 Staff's requested that the applicant look into
12 relocating that and we've, we've come to an agreement that they
13 would widen the bridge abutments to accommodate the sixteen
14 foot equestrian trail. Staff's also requested that the
15 applicant widen the trail bridge by another five feet so it
16 would give twenty feet clear, which would be ten feet and ten
17 feet for pedestrians, bicyclists and equestrians. The
18 applicant believes that the additional five feet's not
19 warranted and staff's looking for direction from the Planning
20 Commission on this issue.

21 The next several slides are a brief summary of the
22 questions and answers that you had in your staff report
23 tonight. Air quality is the Cross Valley Connector air impacts
24 with the Riverpark Project. As in the case with the Riverpark
25 Project, air quality impacts associated with the construction

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1 of the road will likely be significant even after the
2 application of mitigation.

3 On to noise, Planning Commission requested staff to
4 work with the applicant to provide further noise reduction
5 enhancement on Newhall Ranch Road and Santa Clarita Parkway.
6 If the Planning Commission remembers we had a few meetings with
7 discussions on noise and this is something that came out
8 possibly exhume what's existing out there and providing some
9 sort of enhancements. We've looked at it. The applicant's
10 agreed to provide more dense and mature landscaping. To kind
11 of give the Planning Commission a visual, again, the vehicle
12 lanes are on Newhall Ranch here. So there's basically sixty-
13 one feet from -- to the back of building. So you'd have the
14 Class I trail and sidewalk, you'd have a berm. And what the
15 applicant's proposing is dense mature landscaping. And the
16 same with Santa Clarita Parkway. You've got seventy-two feet
17 and sixty-five feet from vehicle lanes to back of building,
18 residential building.

19 Next is traffic. There's some questions. One was
20 what are, what are the costs associated with the bridge
21 abutments for Newhall Ranch Road/Golden Valley Road Bridge. And
22 we've come up with approximately fifty thousand to a hundred
23 thousand would increase the cost of the bridge. After doing
24 some more research and talking to our folks at the Capital
25 Improvement Project Division, which I wasn't aware of, there is

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1 a -- the City has this Cross Valley Connector Aesthetic
2 Guideline Book that the whole Cross Valley Connector is subject
3 to. It's more or less probably more specifically geared toward
4 the bridge itself. But one of the things per the Planning
5 Commission instruction, I've talked to Engineering, what we can
6 do is to make sure that we get the bridge abutments is have the
7 -- this book, the guideline book so -- or have the bridge
8 abutment subject to this guideline book too. And so again, we
9 felt that the bridge abutments would probably already be
10 incorporated in some sort of design that we can put in the
11 conditions of the project.

12 Next was the feasibility of building Santa Clarita
13 Parkway with two lanes in each direction until a third is
14 warranted in the future. Again, staff's researched that and
15 feels there, there is feasible -- feels it's feasible and
16 believes two vehicle lanes can accommodate the traffic, and a
17 third lane in each direction would be landscaped until
18 warranted.

19 Next, the Planning Commission requested staff to look
20 into the feasibility of a pedestrian bridge crossing over
21 Newhall Ranch Road. Staff evaluated the crossing through the
22 City's pedestrian bridge study which was created a few years
23 ago by RM Design Consultants, which basically was a document
24 determining whether or not crosses -- crossings are warranted
25 at certain locations in the City. The study concluded that it

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1 should be considered. The study assumed that CLWA would allow
2 trail link on their property to link the river trail to the
3 Central Park. However, there's no justification to legally
4 require the applicant to pay the entire cost of the bridge as
5 it's going to be considered a regional crossing link. However,
6 the applicant has agreed to pay up to twenty-five percent of
7 the cost of the bridge. We're probably looking at maybe the
8 bridge costing around a million dollars, give or take.

9 Biology, there's some questions on that. Where does
10 the bulk of recharge in the valley occur? It occurs in the
11 Santa Clara River and it's main tributaries such as Bouquet
12 Canyon and San Francisquito Creek. Another question, does
13 removing tributaries such as the ones in the Riverpark impact
14 recharge in the Santa Clara River? Again, the project removal
15 of these minor tributaries would have a minimal impact on
16 recharge.

17 Another question, an aside, is there an ability to
18 enhance the river corridor with watering systems? And staff's
19 looked into that and, and are recommending two water guzzlers
20 within the Santa Clara River, and the applicant's agreed to
21 that.

22 Other downstream impacts on the Santa Clara River
23 associated with the bridge -- with the project, the DEIR
24 concluded that impacts would be less than significant. Average
25 flows would generally not increase downstream. No significant

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1 impacts to sensitive aquatic species downstream based on flows.
2 Negligible differences in total aquatic, wetland and riparian
3 habitats. Bank stabilization would not increase in the overall
4 -- velocities, sorry.

5 And next question, can bio-engineered stabilization
6 be applied to Riverpark? Staff worked with the Engineering
7 Department on that and bio-engineered stabilization utilizes
8 native landscaping on slopes adjacent to water courses to
9 reinforce soil, which is more conducive to smaller drainages
10 where runoff is lower.

11 And last is bank stabilization would not be
12 acceptable flood protection, that's what Engineering has
13 stated. It's more for like what we talked about with the
14 smaller drainages. What's more acceptable would be the
15 concrete lining and the buried bank stabilization.

16 Wildlife corridor, the Planning Commission posed the
17 question on whether there was a north/south corridor on site.
18 And as indicated in the DEIR the only wildlife corridor on the
19 site is the Santa Clara River wildlife corridor. As the
20 Planning Commission can see on the exhibit, in the northern
21 areas of the project site you have Central Park, you have the
22 CLWA facility, and you have county approvals south of Plum
23 Canyon that are under construction right now that kind of fill
24 any kind of corridor, and then you have the Keystone Proposal
25 which is not approved but is in this area right here, and on

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1 the south you have Soledad Canyon Road and existing mobile home
2 and commercial or residential areas right here.

3 Staff did look into with the proposal that the trail
4 bridge that we were talking about earlier and then the Golden
5 Valley Road Bridge, there might be some opportunities for
6 future enhancements for wildlife movement possibly in these
7 areas. The bridge spans approximately two hundred and seventy
8 feet so there's some opportunities maybe for wildlife to go
9 under there.

10 Innovative, the Planning Commission requested the
11 applicant to provide an outline of the benefits of the project,
12 including any proposals for off site land dedications. The
13 applicant will be summarizing the benefits in their
14 presentation. And for the Planning Commission's reference
15 staff has included them in tonight's written staff report, so
16 you have those.

17 River bike -- Riverpark bike trails, the Planning
18 Commission requested staff to look and review bike trail
19 documents that a member of the public submitted. Staff's
20 looked at those and believe that the Riverpark bike trails are
21 within the policies of the Traffic Division and the Parks and
22 Recs Division.

23 Next is the rental versus for sale. The Planning
24 Commission requested staff to work with the applicant to
25 provide for sale units rather than apartment rentals. Again,

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1 the applicant's agreed to provide or convert a hundred and
2 sixty of the four hundred and twenty apartments in Area C to
3 for sale units.

4 And lastly, the recommendation. Provide direction to
5 staff on the revised site plan and final project issues as
6 identified in tonight's presentation. For reference, those
7 issues are summarized on Pages 14 and 15 of the Planning
8 Commission staff report. Staff would like maybe to concentrate
9 on those and go down the list.

10 And lastly, to continue the public hearing to the
11 August 31st, 2004 Planning Commission meeting. The purpose of
12 this meeting would be to finalize a revised site plan
13 reflecting the Commissions directed modifications and to
14 finalize project issues. I believe the timing on the August
15 31st meeting, I think, Terasa, we're looking at 5:00 o'clock
16 just to make that public -- or 5:30, 5:30, I'm sorry. That
17 concludes staff's presentation.

18 CHAIR TRAUTMAN: Thank you, Mr. Hogan. Questions of
19 staff? Commissioner Winsman?

20 COMMISSIONER WINSMAN: Yeah. Jeff, have you had an
21 opportunity or has anyone on the staff had an opportunity to
22 evaluate the Environ International Corporation's air quality
23 report yet?

24 MR. HOGAN: No.

25 COMMISSIONER WINSMAN: Okay. Also, associated with

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1 that, has anyone had an opportunity to, to review the
2 preliminary report returns from the South Coast Air Quality
3 Management District's trans-partner air quality report for the
4 Valley that we were supposed to at that breakfast a week ago
5 this past Monday?

6 MR. HOGAN: No, I'm not aware of anything unless --
7 we have some people from Impact Science here that might be able
8 to be aware of any of those documents, unless Vince or Fred no
9 anything about these two documents.

10 MR. BERTONI: Well, and I've just gotten from you
11 right now this, dated July 19th, regarding the Environ
12 International report?

13 COMMISSIONER WINSMAN: Yes.

14 MR. BERTONI: I just received it right now. I
15 believe staff just received it. So no, we haven't had the
16 chance to take a look at it, but we can take a look at it and
17 we can evaluate it. Susan Tebo from Impact Sciences is here
18 and she's prepared the environmental impact report for us, so
19 we can ask her to take a look too.

20 COMMISSIONER WINSMAN: The only reason I, I bring
21 this up, quite frankly, is that the, the report that was given
22 to us by AQMD at the breakfast, the reach out, the AQMD reach
23 out meeting to the City a week ago this past Monday that was
24 held here, indicated that their report shows that, as stated
25 here, only two percent of the local ozone is generated here.

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1 Ninety-eight percent is imported into this Valley from outside.
2 And the preliminary results that I've just scanned here from
3 Environ International Corporation and dealing with all forms of
4 particulate pollution basically reflects the same thing, that
5 ten percent is generated here and ninety percent -- I would say
6 that this is significant when considering the impacts of air
7 quality that this project is going to present to the Santa
8 Clarita --

9 MR. BERTONI: Yeah.

10 COMMISSIONER WINSMAN: -- City.

11 MR. BERTONI: And I'm just skimming through it here,
12 right here in the -- that first -- the executive summary lists
13 that, that Air Quality Management District figured that I think
14 it was -- you all remember Jan Perry who's an L.A. City Council
15 member.

16 COMMISSIONER WINSMAN: Yes.

17 MR. BERTONI: In our breakfast meeting last week --
18 or, yeah, last Monday, and I mentioned the same thing here that
19 the Valley, Santa Clarita Valley is about two percent. So what
20 we can do is -- and this is only a four page document, so what
21 we'll do is I'll -- we'll, we'll give Susan Tebo a copy of it
22 right now and, and have her take a look.

23 MR. HOGAN: Commissioner Winsman, I believe too the
24 applicant just put this on the desk tonight too, so --

25 COMMISSIONER WINSMAN: Okay. Well, I, I didn't know,

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1 I didn't know, maybe you had a --

2 MR. HOGAN: Yeah, I'm sorry, I --

3 COMMISSIONER WINSMAN: -- pleasure of an advance copy
4 on that.

5 MR. HOGAN: No.

6 COMMISSIONER WINSMAN: All right. That's okay. I
7 just think it's significant enough that it really needs to be
8 looked at and analyzed as it impacts this project. That's all
9 the questions I have.

10 CHAIR TRAUTMAN: Go ahead, Commissioner Berger.

11 COMMISSIONER BERGER: I'm just waiting for him to
12 finish.

13 CHAIR TRAUTMAN: Okay.

14 COMMISSIONER BERGER: Can you tell me what the, the
15 new scenarios that we're looking at, the resource line?

16 MR. HOGAN: I --

17 COMMISSIONER BERGER: If you're not finished that
18 okay.

19 MR. HOGAN: No.

20 COMMISSIONER BERGER: Okay. Sorry, but the new
21 resource line exhibit and just the new scenarios that we saw
22 tonight with the reduction of homes, are there any of these
23 properties now that we're looking at that are going to be below
24 our minimum five thousand square foot property sizes now, or
25 did they change those?

1 MR. HOGAN: No, the applicant's still proposing the
2 adjustment which would be I think the lot sizes, have the
3 ability to bring the lot sizes down to forty-five hundred, lot
4 widths down to forty-five feet. I think the front yard
5 setbacks from sixteen feet -- from twenty feet to sixteen feet,
6 and the garages to eighteen feet. And I think there's a sound
7 wall adjustment too for seven feet and --

8 COMMISSIONER BERGER: So you haven't changed that
9 with the reduction of the area?

10 MR. HOGAN: No. I, I believe right now with the
11 current design what they're showing is maybe approximately ten
12 to twenty of those lots with the adjustments --

13 COMMISSIONER BERGER: Okay.

14 MR. HOGAN: -- in Area A-1.

15 COMMISSIONER BERGER: Great.

16 MR. HOGAN: In Area A-2 and B, those are the larger
17 lots which are five thousand plus.

18 COMMISSIONER BERGER: Thank you.

19 CHAIR TRAUTMAN: Commissioner Burkhart, do you have
20 questions of staff at this time?

21 COMMISSIONER OSTROM: Yeah, I just have, have one.
22 When the applicant switches the nature of the unit from an
23 apartment to a condo does that entail anything other than
24 calling it a condo or, I mean, are there other things that they
25 add to the, the living unit that change quality of life or

1 other types of rooms that they have to have? Or are there any
2 requirements for an actual purchasing unit that are different
3 than a rental unit?

4 MR. HOGAN: I think the biggest difference is the
5 twenty by twenty garages for a for sale unit. I think with the
6 apartments I think in the past there's been an ability to use
7 covered parking, whether it's on three sides without the
8 garage. But other than that, that's probably the primary
9 purpose between the two. As far as requiring -- having more
10 requirements or less requirements, I don't believe so. It
11 might bring the applicant's unit count down possibly because,
12 you know, the, the type of element of a for sale or condo
13 townhome might take more space than providing, you know, three
14 levels of apartments?

15 COMMISSIONER OSTROM: Okay. So basically the
16 difference is in the parking?

17 MR. HOGAN: Yeah. I mean, you still have to provide
18 open space and things like that, unless -- it's about the same.

19 COMMISSIONER OSTROM: Is it similar to open space
20 requirements or --

21 MR. HOGAN: Similar, yes.

22 COMMISSIONER OSTROM: Okay.

23 MR. HOGAN: All multi-unit family units are going to
24 be the same, whether it's apartment or condo, correct.

25 MR. FOLLSTAD: There was one, and I don't -- I, I --

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1 something sticks in my head and I don't know if it's true, it's
2 something we'd have to research, but I think there's a
3 requirement for a washer and dryer.

4 COMMISSIONER OSTROM: That's what I was going to ask.

5 MR. FOLLSTAD: Although I believe there's a
6 requirement for a washer and dryer.

7 COMMISSIONER OSTROM: In the living units?

8 MR. FOLLSTAD: Yes.

9 COMMISSIONER OSTROM: Yeah, in the purchasing units,
10 yeah.

11 MR. FOLLSTAD: Yeah, I, I believe that's the only
12 major difference, and of course you'd have to record a map.
13 Apartments can be built without recording a tract map for each
14 individual or a condominium plan. You'd have to do a
15 condominium plan for, for sale units because you'd have to have
16 the right to sell it.

17 COMMISSIONER OSTROM: I see.

18 MR. HOGAN: Might get into sewer lines too where
19 you'd have individual laterals type of thing possibly.

20 COMMISSIONER OSTROM: Okay. All right. Thank you.

21 CHAIR TRAUTMAN: I'd like to ask, how much of a
22 buffer does the FEMA line provide? How far back in, in that
23 scenario are we moving the homes from the previous line, from
24 the NRMP line? Or maybe it's better to discuss it as a buffer
25 from the river edge. Do you know what that distance is?

1 MR. HOGAN: I don't have the exact distances but I
2 can pull it up on the map and maybe guide you through it. As
3 you can see right about in this area, I'm assuming the lot
4 would be about a hundred feet in length, so you're probably
5 looking at a hundred feet to a hundred and fifty feet in this
6 area.

7 CHAIR TRAUTMAN: Okay. So a hundred feet. And then
8 with the houses pulled back we're looking at, what, about
9 seventy-five feet from that?

10 MR. HOGAN: Well this would be the, the grading
11 limits right here in the FEMA line.

12 CHAIR TRAUTMAN: That's the grading.

13 MR. HOGAN: Right.

14 CHAIR TRAUTMAN: But the homes are pulled back, so
15 then --

16 MR. HOGAN: Right. This would be -- from the line
17 there would be probably a hundred foot upland preserve type --

18 CHAIR TRAUTMAN: A hundred feet.

19 MR. HOGAN: Yeah.

20 CHAIR TRAUTMAN: Okay. All right. And then also in
21 reference to your slide about the statement that's also in our
22 pack about no impacts to sensitive aquatic species downstream
23 of flows, I had asked earlier some of my questions that I had
24 sent in, we were talking about the ruling on the arroyo toad
25 which you told me that according to your maps that area ends at

23
1 the Bouquet Bridge. 6
2 MR. HOGAN: Correct.
3 CHAIR TRAUTMAN: Is that correct?
4 MR. HOGAN: Correct.
5 CHAIR TRAUTMAN: So you're -- are you saying that in,
6 in the course of putting in this development there won't be any 7
7 additional effect to the toads downstream because of any
8 runoff? 7
9 MR. HOGAN: Yeah. I believe that there's, you know,
10 it's less than significant. I'm going to ask Susan Tebo to
11 come up to make sure of that, if it's less than significant,
12 from Impact Sciences.
13 CHAIR TRAUTMAN: Okay. We'll get to that in a few
14 minutes. Okay. That's all that I have for now.
15 COMMISSIONER OSTROM: I have a question right now.
16 On these different flood maps, I'm a little bit confused as to
17 what, what they actually mean. In other words, you have --
18 it's not if you design for these floods you would have less 8
19 lots. I mean, you would design for them, you would have the
20 same number of lots wouldn't you?
21 MR. HOGAN: Correct. I think the purpose of, of
22 doing that was just more or less showing different kind of
23 buffers, moving away from the river. And then so we chose the
24 Q-CAP, we chose the FEMA line and resource line. So yeah, it
25 would meet, still would meet FEMA requirements, city engineer

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1 requirements, Q-CAP requirements. It's more or less a line --

2 COMMISSIONER OSTROM: Okay. These buffers are, are,
3 these buffers are imposed by the regulations. In other words,
4 they say you can't get closer than the existing shoreline, is
5 that it?

9

6 MR. HOGAN: Yeah. For instance, the FEMA line --

7 COMMISSIONER OSTROM: Yeah.

8 MR. HOGAN: -- they're basically saying within those
9 areas you have to meet, you know, the FEMA requirements or you
10 have to have elevations at a -- you know, water service
11 elevation. And the City's saying, well, that's, that's fine if
12 you're in that flood, flood fringe you also need to be at one
13 foot above the flood plain elevation too. So --

14 COMMISSIONER OSTROM: So this is with the existing
15 grading. I mean, you know, conceivably they could, if you're
16 designing for the FEMA flood you could create that at this --
17 with the same lot layout.

10

18 MR. HOGAN: Correct.

19 COMMISSIONER OSTROM: Okay.

20 MR. HOGAN: Yeah. We're just using the lines to show
21 different scenario's --

22 COMMISSIONER OSTROM: Okay. So you're basically
23 saying with the existing grading, which no engineer would do if
24 they were given the -- you're changing the criteria by changing
25 the design.

11

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1 MR. HOGAN: Right.

2 COMMISSIONER OSTROM: Okay.

3 MR. HOGAN: S.C.O.P.E. and some of the other agencies
4 and the Planning Commission kind of -- I mean, there's always
5 that definition of the river corridor. And you know, I don't
6 know if there's really a strict definition of the river
7 corridor. So that's why I use the Q-CAP line, and then I gave
8 you an alternative with -- just regarding resources.

9 COMMISSIONER OSTROM: Yeah.

10 MR. HOGAN: Because the FEMA line doesn't really
11 necessarily look at resources per se, and the same with the Q-
12 CAP, so --

13 COMMISSIONER OSTROM: Yeah. I was just curious why,
14 why it was presented this way because if, if you, if you gave
15 these people a certain criteria they could basically design for
16 it?

17 MR. HOGAN: Correct.

18 COMMISSIONER OSTROM: Okay.

19 MR. FOLLSTAD: Yes.

20 MR. HOGAN: Right, so --

21 COMMISSIONER OSTROM: So the design that we have,
22 whatever they come up with is a criteria you give them. And
23 then we will be adding to the criteria by pulling away from it
24 using this approach that you're using?

25 MR. HOGAN: Correct.

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1 COMMISSIONER OSTROM: Okay.

2 MR. HOGAN: And they still have to meet the
3 requirements even if they're pulling away. It wouldn't be if
4 they're pulling away they don't have to put bank stabilization,
5 that's not the case.

6 COMMISSIONER OSTROM: Well, will they have the option
7 of doing a regrading and reconfiguring and filling out, I mean,
8 raising the elevation and complying with the criteria in the
9 design process?

10 MR. HOGAN: Well, for example, like the FEMA line,
11 we're saying that -- we're, we're showing the Planning
12 Commission, okay, maybe we can keep the developer, the
13 developer behind the, the FEMA line. You can build over that
14 technically with requirements like you were talking about,
15 raising elevation and things like that. But we just wanted to
16 get some sort of random lines more or less. Well, we didn't
17 want to do random lines, we wanted to kind of give a definition
18 behind them, whether it's FEMA or Q-CAP. We could have just I
19 guess just gone arbitrarily, figured out whether we thought the
20 river corridor, wasn't it a hundred foot, two hundred feet --

21 COMMISSIONER OSTROM: Yeah.

22 MR. HOGAN: -- and we could have had that -- those
23 type of exhibits too. But staff just chose this way to go this
24 way on this planning --

25 MR. BERTONI: And I'd like to just add to that and,

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13

1 and, you know, kind of just simply put is there's been a lot of
2 discussion about staying out the river. You know, we've had a
3 lot of public testimony about staying out of the river, but I
4 think first we need to define what the river is. And there is
5 not one universal definition of where the river begins and
6 ends. There are different requirements that are out there in
7 terms of flood control improvements. There's the Q-CAP which
8 is the L.A. County requirement, looks at burn and bulk, which
9 looks at if there's a fire and there's a heavy rain event,
10 significant fire, significant rain event at the same time
11 what's going to flood, you know, in that is it a fifty years
12 flood. I forget what it, what it's using in that, in that
13 particular one, but there's a very specific requirement there,
14 and they want you to stay out of that area. Staying out of the
15 area means don't build in it. If you do build in it you've got
16 to, you know, raise up above the flood plain and, and
17 reevaluate that. And then FEMA has a hundred year flood plain
18 which is a different line. And then also on top of it there's
19 the Natural Resource Management Plan line that, that Newhall
20 Land did for the whole -- I'm sorry, I got that wrong, Natural
21 River Management Plan line which is a different line which also
22 indicates you have to stay out of a certain area. And then in
23 addition to that we did it -- so those are very much specific
24 lines that are out there that are, that are, that are
25 recognized.

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1 But there's also another thing that we wanted to take
2 a look at which is the biology of the area. And what we, we
3 felt is in those particular areas you could engineer out your
4 way around it. In other words, if you have an area which just
5 happens to be in an area that's within the FEMA flood plain
6 that happens to quite frankly have been completely graded and
7 not have biological value, do we want the development to stay
8 out of that area which has no kind of biological value, but you
9 still go into an area that may have some biological value.

10 So we thought that what made sense for the Commission
11 to consider as a recommendation was really staying out of that
12 habitat which is the most valuable that, that's been drawn, and
13 that's why that's in your recommendation. So we just wanted
14 you to see these are the options that you have out there to say
15 this is the river. And this is the particular one that we
16 think makes the most sense.

17 COMMISSIONER BURKHART: Question, Vince, just to make
18 sure I understand it. So what we're saying is is on that
19 resource line scenario we've, we've drawn the resource line to
20 identify what the biological --

21 MR. BERTONI: Correct.

22 COMMISSIONER BURKHART: -- resources are that we want
23 to preserve by virtue of keeping the development out of the
24 area?

25 MR. BERTONI: Correct.

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1 COMMISSIONER BURKHART: And then the flood control
2 issues relative to Q-CAP and FEMA and everything else will be
3 dealt with from an engineering perspective by bringing them up
4 while they're also behind the resource.

5 MR. BERTONI: Correct.

6 COMMISSIONER BURKHART: Okay.

7 CHAIR TRAUTMAN: How is the resource line
8 established?

9 MR. BERTONI: From biological surveys in terms of
10 where actually the existing natural biology is pristine, or the
11 most pristine.

12 CHAIR TRAUTMAN: Okay. So it wasn't -- there wasn't
13 research perhaps about what the standard riparian area is for a
14 river?

15 MR. BERTONI: Well, this actually looked at where
16 there actually is riparian vegetation and habitat.

17 CHAIR TRAUTMAN: Okay.

18 MR. BERTONI: So, I mean, the area that, that was not
19 included, those areas that are already pretty graded out don't
20 have the natural riparian vegetation in them. If we can show
21 up there maybe the biology line up there, the resource line
22 exhibit.

23 CHAIR TRAUTMAN: Okay.

24 MR. HOGAN: And it starts right here along the
25 commercial area but --

15

16

17

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1 MR. BERTONI: Yeah --

2 MR. HOGAN: Go ahead.

3 MR. BERTONI: There's, there's some small intrusions
4 into that as, as Mr. Hogan mentioned, which is in some area
5 which is, quite frankly you need for Newhall Ranch Road which
6 is largely already graded in that area, and also for some
7 bridge abutments. But besides that it was staying out of the
8 biological area, you know, versus some areas which are under
9 FEMA. If you can point out the areas that are in the FEMA line
10 that are not in the biology area, there are some I think to the
11 left of where you're pointing from if my memory serves me. Is
12 it -- Jeff --

13 MR. HOGAN: This, this area's, yeah, within the, the
14 FEMA line. And we were looking at those pictures, I was
15 showing you kind of disturbed areas.

16 MR. BERTONI: But it's already disturbed --

17 MR. HOGAN: Yes.

18 MR. BERTONI: -- and then dist.

19 MR. HOGAN: Yeah.

20 MR. BERTONI: Yeah. And then you also have some
21 areas that are in the biology -- that have perceived biology,
22 but are not in that area. But we wanted to make sure that we
23 honed in on the biology. And that, that's the recommendation
24 to the Commission as, as, you know, at least a starting point.

25 CHAIR TRAUTMAN: Okay. And Commissioner Winsman?

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1 COMMISSIONER WINSMAN: Yeah, I had one question.
2 Jeff, you mentioned in your presentation that the applicant is
3 requesting gated community basically for all areas except Area
4 2, which is the access to the park. Am I correct in
5 understanding that the applicant then, not the City, would be
6 responsible for the maintenance on all those interior roads?

18

7 MR. HOGAN: Correct.

8 COMMISSIONER WINSMAN: Have we done a study as to how
9 much that's going to save the City?

19

10 MR. HOGAN: No. I think one of the things was the
11 City Engineer felt that would be significant though. And as
12 far as an overall design as far as when some future projects
13 come in like this, the larger projects where there are just
14 more internal communities where there's ability to have the
15 private streets and have the HOA maintain them, and it would
16 help the City in the long run as far as maintenance costs,
17 so --

18 COMMISSIONER WINSMAN: How would that effect the
19 design criteria for the -- for those roads? Would they be less
20 than what, what the City standards are?

20

21 MR. HOGAN: They would all be to public standards.
22 So the conditions will still stay as is. All public streets
23 will be to public standards. You'll be able to park on both
24 sides of the road. It will be thirty-six feet curb to curb,
25 parkways, sidewalk. So the only change is that HOA will be

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1 maintaining those roads, so --

2 MR. FOLLSTAD: And there would, and there would be
3 gates.

4 MR. HOGAN: And there would be -- the applicant would
5 like the ability, the ability to gate. He figures that since
6 he's going to be taking care of the costs for that that he
7 should have the ability to gate it for, you know, other
8 pedestrians going through there, vehicles going through there.

9 COMMISSIONER WINSMAN: Sure. Yeah, that's a
10 liability issue too, is it not? Because then the City's not --
11 doesn't have any liability for those gated streets or for those
12 privately -- basically privately owned streets?

21

13 MR. HOGAN: Yeah. I guess HOA would probably be
14 liable if somebody got hurt, not the City, so --

15 COMMISSIONER WINSMAN: Yeah. If, if in the future
16 the HOA were to become insolvent or for whatever reason care to
17 dedicate those roads over to the City, they would then be up to
18 our standards and, and our, our criteria for acceptance then?

22

19 MR. HOGAN: Correct.

20 COMMISSIONER WINSMAN: Correct? Okay. Thank you.

21 CHAIR TRAUTMAN: Commissioner Berger, do you have any
22 questions for staff at this time?

23 COMMISSIONER BERGER: No, I asked, thank you.

24 CHAIR TRAUTMAN: Okay. Okay. Well, at this time
25 we'll open the public hearing and ask Mr. Glenn Adamick to come

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1 up and present on behalf of the applicant.

2 MR. ADAMICK: Well, thank you, Chair Trautman and
3 Members of the Planning Commission. I should say long time no
4 see, but we were here a little bit ago. I wanted to first,
5 before I -- we dive into the PowerPoint presentation indicate
6 that, that we did -- I apologize for the lateness on the air
7 quality letter, but we did get that study very recently. We
8 actually retained Environ based on some public comments that
9 were raised at previous Planning Commission meetings concerning
10 development and it's influence on local air quality, and so we
11 had Environ do a little work. And they've done work for AQMD
12 and they are aware of the AQMD study. And, and a
13 representative from Environ is here, so if you have any
14 questions related to that she certainly can answer that. But I
15 think the bottom line is is the study that Environ prepared is
16 consistent with what AQMD will be releasing in the near future.

17 I also wanted to a talk a little bit before I get
18 into PowerPoint presentation on, on noise. Mr. Hogan talked
19 about the landscape exhibits and sections that, that had been
20 prepared and the setback there from back of house to street,
21 and the minimum is sixty feet, and in other areas it's a lot
22 more than that.

23 Something else though that I wanted to point to is
24 that, and I don't know if this has, has been clear, but there
25 are no lots or units in the Riverpark development that are,

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1 that are exposed to noise levels in excess of seventy-five DB.
2 That is the clearly unacceptable area. And there aren't any
3 lots in Riverpark that are exposed to that after mitigation is,
4 is implemented into the project.

5 What we have done with our project design to deal
6 with noise is really we have added fifteen mitigation measures
7 and incorporated those into the project. In summary, those
8 mitigation measures are really the berming, berming and wall
9 combination I should say of areas or back of lots adjacent to
10 Santa Clarita Parkway and Newhall Ranch Road. The other thing
11 that we did is we took a hard look at the design early on to
12 try to minimize that by, you know, creating some, some, some
13 elevation differences let's say between the road and the
14 backyard of a residence or the multi-family, either elevating
15 those or lowering them below the roadway. So those are all
16 taken into, into consideration to begin with.

17 I think additionally the EIR contains extensive
18 mitigation that deals with that issue, including probably the
19 most prominent that interior noise levels can not exceed forty-
20 five DB. That's requires us to meet certain building criteria
21 when we build these units. You know, you're looking at things
22 such as double-pained glass, are you looking at solid core
23 doors with seals? And these are on the units that are just
24 effected by that issue, special insulation, special wall
25 construction. So there are a lot of things that, that kick in

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1 to further buffer those future residents from noise.

2 I think finally, clearly in the CCNR's there would be
3 disclosure as there would be with any constraint about location
4 adjacent to major roadways. So -- and then we'll go ahead and
5 get into the Riverpark presentation.

6 I think the first thing I wanted to go through was,
7 was really just kind of rehashing Riverpark versus the City's
8 General Plan. The property built out under the General Plan
9 would total about thirty-four hundred residential units, almost
10 two million square feet of retail commercial, and about eight
11 million square feet of office. We are significantly below
12 that. You know, if you were to put the Valley Center Concept
13 with this -- which this property is under into that mix those
14 densities and intensities would increase substantially above
15 that thirty-four hundred units, above that ten million square
16 feet of commercial.

17 Again, what we are proposing is eleven hundred and
18 eight-three units, a twenty-nine acre park, up to forty
19 thousand square feet of retail commercial, and preserving over
20 four hundred acres of open space on site.

21 I think this -- the, the next slide I wanted to touch
22 on was really the NRMP consistency. The NRMP is a exhaustive
23 document and plan that was worked on in the mid-90's to the
24 late 90's with the agencies that are really charged with the
25 responsibility of protecting the resources of the river, and

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1 really at the request of those agencies. Those agencies are,
2 are Army Corp of Engineers, as well as Fish and Game. There
3 was a great deal of time and a great deal of effort to create a
4 comprehensive program for improvements along the Santa Clara
5 River that would be proposed by Newhall Land or an assignee.
6 And the City has actually utilized the NRMP on several
7 projects, the most recent is the Bouquet Bridge widening. But
8 again, it was a, it was a comprehensive way of looking at these
9 improvements, evaluating the, the environmental impacts
10 associated with those improvements, putting mitigation to
11 reduce those impacts to a level of less than significant.

12 What we have done on the Riverpark site is we looked
13 at the NRMP and we actually pulled back from it based on, you
14 know, some early discussions with city staff and others about
15 pulling back away from the resources a little bit more. We
16 lost fifty-four lots, as Mr. Hogan points out, in doing that,
17 but hats was a, a, a design change that we made early on to
18 pull back. And we also actually eliminated over three thousand
19 linear feet of bank stabilization to the eastern edge that was
20 permitted under the NRMP. That really required us to pullback
21 in those areas as well.

22 As far as the, the present project design and its
23 resource preservation, we are dedicating and preserving the
24 bulk of the Santa Clara River, that's over three hundred and
25 thirty acres. We are dedicating, preserving and enhancing a

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1 twenty-nine acre active/passive park. We are preserving a
2 significant archeological site that has been identified on the
3 property. We are preserving a majority of the, the oaks that
4 are on the site. We've eliminated bank stabilization as
5 compared to the NRMP. And I think when you look at the project
6 design we have really attempted to concentrate the development
7 on flatter disturbed portions of the property. And the curve
8 of linear design really corresponds to the river corridor, so
9 we didn't try to square this off or anything else. We really
10 tried to pullback and reflect the river corridor.

11 I think Mr. Hogan touched upon this, but as far as
12 already agreed upon modifications, we have agreed to revise the
13 parks -- the park plan actually to reflect the Parks and Recs
14 Commission direction. That included some substantial
15 modifications to the park to our, our design at least with
16 moving some lots around and creating a wider more usable park.
17 We also agreed to dedicate additional open space adjacent to
18 the City's Central Park. We also agreed to construct a
19 temporary trail from the norther project boundary to, to the
20 Central Park facility provided that we can all get CLWA
21 approval. And I think one of our more prominent ones was
22 really working to create an Area D redesign that resulted in
23 the elimination of grading on the nose of the ridgeline between
24 the Emblem Community and the Riverpark Development.

25 Something I -- I talked to Karen Pearson today, and

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1 something I, I, I, I indicated to her that I would mention too
2 is part of that is we agreed to construct a wall from the
3 Commercial Center wall up to the nose of that ridge and also
4 put landscaping in there as well to provide an additional
5 buffer. So, you know, clearly I want to clarify that on the
6 record. But that was something we talked about with those
7 residents awhile back.

8 As far as the agreed to potential modifications I
9 think staff has explained pretty well our request to gate those
10 areas that the City is asking us to convert in regards to
11 private streets. Clearly the reason for gating is twofold.
12 One, that does increase HOA maintenance costs and it would be
13 nice to, to be able to, to, to have gating which will help out
14 from a revenue standpoint, but two, it's liability. And as
15 soon as the HOA is onboard or the hook for that liability as
16 it, as it relates to the streets, clearly they're going to want
17 some control over those streets.

18 I think on the, the enhanced landscaping along
19 Newhall Ranch Road and Santa Clarita Parkway, I think the
20 sections describe that, and clearly we are going to do a great
21 job along those corridors because that's important to us as
22 well. The reduction of vehicle lanes is acceptable.

23 The installation of guzzlers along the Santa Clara
24 River was a great idea I think as far as enhancing wildlife
25 movement along that river corridor and clearly something that

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1 we are agreeing to. Enhancement of the DWP pipeline corridor,
2 I think the, the draft EIR is very clear that there really
3 isn't any more south migratory routes on the site, primarily
4 because of the projects proximity in the middle of the City.
5 However, we have agreed at the staff level to enhance that area
6 that Jeff talked about, the DWP corridor, which will have two
7 bridges, a ped bridge going over the top of it, as well as the
8 Newhall Ranch Road Bridge. So it does offer an opportunity for
9 some more south movement.

10 And I think finally the conversion of a hundred and
11 sixty apartments in Area C to condos, and I think going to, to
12 some of the Commission's questions, that does require us to
13 build those a little bit differently and, and take a look at a
14 different design. But clearly we can meet those requirements.
15 And for the most part our apartment units do meet those
16 requirements.

17 As far as the two areas that we do have some
18 disagreement with staff in regards to, to the recommendation,
19 it's, it's really the widening of the bridge over the DWP
20 aqueduct for horses. Our pedestrian bridges that we build are
21 typically eight feet wide. They seem to work pretty well.
22 We're building, as a part of this project, a fifteen foot wide
23 bridge or fifteen foot wide clear bridge. This is not an
24 equestrian community. There is not a great deal of equestrian
25 usage in that location. You know, so we just don't see the

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1 need to increase the cost significantly to widen that for a
2 hundred foot span over the aqueduct. We have agreed that it's
3 fair to widen the approaches to that but believe from that
4 point on that through signage and through some other means
5 horse -- or people on horses could travel across that bridge.

6 I think the second issue is really an implementation
7 of any design that pulls back the bank stabilization. I want
8 to go back to, to, to what we've done already. We have pulled
9 back the bank stabilization or eliminated the bank
10 stabilization significantly as it relates to the Natural River
11 Management Plan and, and feel that that clearly was a
12 significant give from the get go on this project.

13 I think as far as the, the scenarios that were
14 analyzed by staff I think the Q-CAP and FEMA lines are just
15 that, they're, they're approximate flood way lines. The
16 project as designed would adhere to FEMA and Q-CAP
17 requirements. That is not a problem. You have to meet the
18 hydrological requirements, which it does, and you have to raise
19 the elevation a foot above. I think if there is an alternative
20 that at least reflects what the City is trying to accomplish,
21 and that is preservation of riparian resources, and that
22 resource line alternative does that. However, we felt by
23 pulling back from the NRMP we were able to, to retain a lot of
24 resources that the NRMP would have permitted taking out.

25 As far as significant benefits of the project, it

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1 preserves the unique physical characteristics on the project
2 site. That's really the Middle Canyon which we have agreed to
3 enhance with the park and the passive area, as well as the
4 Santa Clara River. I think again, the densities are much lower
5 than what the General Plan permits. We are doing a nearly two
6 mile extension of the Santa Clara River Regional Trail. And I
7 think going back to the ped bridge, I do want to point out we
8 are building a ped bridge as a part of this project. It's a
9 bridge over the top of the aqueduct. That's a million dollar
10 bridge right there. So we are building a significant
11 pedestrian lane in the City's trail plan, but also for our
12 community. We are dedicating and preserving over four hundred
13 and forty acres of open space.

14 And the other thing that I would -- I do want to
15 touch on that is new is the dedication of approximately a
16 thirty acre offsite property. The Commission at a past meeting
17 talked about some offsite property that Newhall would be
18 willing dedicate to offset or, or be characterized as
19 innovative. What we are proposing is the dedication of a
20 thirty acre site. You can go to the next slide. That's
21 located along the South Fork of the Santa Clara River. This
22 site is between Valencia Boulevard and Magic Mountain Parkway.
23 There are some usable areas up off of Cinema Drive that could
24 be capitalized on for a trail head, but it would include all of
25 that river property as well.

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1 I think finally, and, and I know you've heard this
2 many times, the project brings a significant contribution to
3 the Cross Valley Connector. About twenty-five million dollars
4 based on the unit count today of BNT fees and a right-of-way
5 dedication. And this segment has been identified as the City's
6 number one priority.

7 I think moving on to, to air quality, I just wanted
8 to touch on this, that there is a representative from Environ
9 here, Sharon Lavecki (phonetic). Sharon can certainly speak
10 to, to, to the report that we submitted to the Commission
11 today. But again, it is consistent with everything that we've
12 heard in regards to, to the A-2 and B report concerning
13 transport. And I think the bottom line with, with both reports
14 is that pollution transported from the San Fernando Valley and
15 L.A. dominates local air quality. It's not what we're doing
16 out here, it's what's being done over there. So I think that's
17 the point that I, I really wanted you to cross at the end. I'm
18 clearly here to answer any questions you may have and thank you
19 for your consideration.

20 CHAIR TRAUTMAN: Thank you, Mr. Adamick. All right.
21 So now this evening we have one person who had submitted
22 comments in opposition, and I'll pass those around to the
23 Commissioners. He does not wish to speak. And then we have
24 three speakers in opposition, and they are Karen Pearson -- is
25 Karen still here?

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1 COMMISSIONER BERGER: Yes.

2 CHAIR TRAUTMAN: Karen, okay. Teresa Savaikie has
3 left, and John Gonzalez. Is John Gonzalez here? Okay. All
4 right.

5 COMMISSIONER BERGER: Is there another speaker card
6 you have?

7 MR. MONTELEONE: I, I filled one out.

8 CHAIR TRAUTMAN: Oh, did you?

9 MR. MONTELEONE: Yes.

10 MR. BERTONI: If you could just fill out a speaker
11 card --

12 CHAIR TRAUTMAN: If you could fill out another one.

13 MR. BERTONI: -- in the back and just -- because --

14 MR. MONTELEONE: Okay.

15 CHAIR TRAUTMAN: Yeah, just go ahead and fill out
16 another form. Thank you. Okay. Karen? We have one speaker
17 also making general comments.

18 MS. PEARSON: Hi, and thank you for listening
19 tonight. My name is Karen Pearson and I'm going to apologize
20 in advance because I, I, I, I'm going to just kind of jump
21 around with tonight's comments so it won't have much flow, but
22 hang with me if you would.

23 First of all, Mr. Adamick did -- was correct. We did
24 talk about having a wall and having trees in front a wall.
25 And, and at first when we talked about a wall I said, well, you

1 know, it's replacing my view of the hills which I love, that's
2 why I bought that house. I went out in the backyard and saw
3 the view and said I'll take it. So somehow a wall wasn't going
4 to cut it, so at least he said he'd put some landscaping in
5 front of it. So we're, we're making some progress there.

23

6 So what I -- I'm still not thrilled about, about
7 having to breathe excess nitrogen oxide particulate matter,
8 carbon monoxide, volatile organic carbons which are in excess
9 of what are required because breathing is important to me. So
10 that's just one of my little idiosyncrasies. Okay.

24

11 Anyway, I, I do want to say something. The Sierra
12 Club also is very strong on wanting the five hundred year flood
13 plain respected. And I'd like to note that it probably would
14 go along with Jonas Minton's recommendation of the one and a
15 half foot higher than the one hundred year flood plain as well,
16 but you had a lot of lines here tonight and I didn't see a five
17 hundred year flood plain line as a choice. So I'd like to say
18 that's one of the things they, they really push for. And they
19 really are into respecting significant ecological areas, and of
20 course there's a, there's an encroachment into the significant
21 ecological area here. And it gets to be a concern when you
22 say, well, there's not many resources of any value there
23 because it can get to be a hook you hang on. Well, we'd like
24 that piece so we'll just say there's no resources of any value.
25 Kind of -- it gets a little -- you know, if you'd just plain

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1 respect it that would be great for us anyway. So we get a
2 little nervous when that happens.

3 And I'd like to just add, we, we've been discussing
4 in our Sierra Club our vision for this Valley, which it tends
5 to differ a little bit from, from others but -- as it's been
6 going on. But Frank Havore was there the last time, he's a
7 well known Biologist in town, and he, he basically said that
8 the Riverpark Project and that cross town connector will kill
9 this magnificent gift, our river, that we have and that we're
10 so lucky to have in the center of the City. This is like our
11 Central Park, that's something we can truly value. And when
12 some people call it a piece of dirt they're, they're forgetting
13 that that's what the water percolates down to our aquifer, and
14 they're forgetting the massive amounts of, of deer and animals
15 that live in this environment that we're encroaching on. So
16 I'd like you to really kind of get a sense that this is a
17 treasure that we could protect for generations to come and
18 really respect this treasure that we have.

19 I'd also like to comment on Joseph Minton's comment
20 about -- what he mentioned was that it's the City or the County
21 that's responsible for determining whether there's sufficient
22 water supply, not the water district. And I don't know what
23 the legal ramifications of that are, but so far, as far as I
24 can understand, the City and the County have been deferring
25 that pleasure to the water district, and that's not their

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1 responsibility. And I believe he said it was SB 610.

2 CHAIR TRAUTMAN: Ms. Pearson, we need to wrap it up,
3 because we need to accommodate the next speaker.

4 MS. PEARSON: Okay. So -- and I would like to thank
5 you for listening to me tonight. And I know that we also want
6 to protect the river's edge, the Sierra Club does. And I'd
7 like you to also protect my backyard. Thank you. 'Bye.

8 CHAIR TRAUTMAN: Thank you. John Gonzalez, followed
9 by Robert Monteleone.

10 MR. GONZALEZ: Yeah. I just heard about the, the
11 wall thing, and I thought we had a deal as far as that it was
12 going to be left alone, but I'd like to know more about that
13 because from what I saw I -- we were given a presentation of a
14 picture of how it was supposed to look as far as from our
15 viewpoint, and it didn't change any from the, the actual real
16 picture of what, what it looks like now and, and now there's a
17 wall. That's a little disappointing.

18 I'm just going to go down some points that I've said
19 before, and I'm just going to mention them again. This whole
20 thing, the, the numbers as far as the children projected are
21 not realistic and they're going to overcrowd the local schools,
22 especially Emblem School where I, I live, where my child goes
23 to.

24 I question the -- the, the flood problem I think is
25 going to be a problem. At some point in time I think damage

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1 will occur. Every thirty years there's a really bad rain and
2 it causes a lot of damage. I think that the last time it
3 happened was 1969.

4 Point three, there is a correlation between
5 apartments and crime levels in surrounding areas. I'm not
6 crazy about the fact that there are going to be apartments like
7 about a hundred feet away from where I live. This is basically
8 -- sprawl -- a person wrote this, this article and agrees with
9 me that "urban sprawl overpowering area," that's what he says,
10 it comes from the Daily News. It's going to destroy a whole
11 community of wildlife. This corridor that, that I'm seeing up
12 there, I don't think that that's going to be effective. I
13 mean, it's -- the wildlife is, is not going to be happy.
14 Traffic will increase locally. The main areas -- excuse me,
15 the main arteries at peak traffic times will be more congested.
16 I think population growth in general for this area is bringing
17 bad elements to the area. I'm reading about gangs. I'm
18 reading about drive-by shootings, a carjacking last week. I
19 don't think this is smart growth.

20 Building this will again add diesel pollution to the
21 air. And moving the five million cubic feet of dirt is going
22 to take a lot of diesel machines working at a, at a high level.
23 I don't think this is good for Emblem School.

24 I think Native American archeological archeo sites
25 should be left alone.

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1 And the Cross Valley Connector is a priority for the
2 City, but everybody I've talked to does not like the idea. And
3 so therefore the, the actual residents of the City, it's not a
4 priority, and I think they dread it.

40

5 CHAIR TRAUTMAN: Mr. Gonzalez, we need to wrap it up.

6 MR. GONZALEZ: And my final point is space, the
7 trees, the wildlife, the air, the river, a part of our natural
8 resources that should be -- that should not be sacrificed for
9 the sake of profit for, for a small group of individuals.
10 Thank you very much for your time.

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11 CHAIR TRAUTMAN: Thank you. Mr. Monteleone?

12 MR. MONTELEONE: Hi, and thank you for this time. I
13 am a teacher and I've been living here for forty years. I
14 teach in the Sulfur Springs District.

15 I would like to comment on some things in regards to
16 the water experts that spoke here on June 29th, the June 29th
17 meeting, and I'd like to mention some concerns that we have as
18 a result of those speakers' presentations. Jonas Minton of the
19 Planning and Conservation League has a host of credentials.
20 And he indicated that the City would be liable of buildings if
21 the City approved -- if there was a flood. And this could
22 directly effect the pocketbook of the citizens of the Santa
23 Clarita Valley.

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24 He mentioned that a small town named Paterno which he
25 described as a strip mall and a few homes had damages from

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1 flooding ranging from five hundred million to one billion
2 dollars. Paterno was able to, to blame the State because a
3 levy broke. But from what we heard it is the city that will be
4 sued because the city's allowing the encroachment on the flood
5 plain. Mr. Minton recommended that the City only build in
6 areas that are one and a half feet higher than the existing one
7 hundred year flood plain, and the City is short of that.

8 From a personal point of view I would like to mention
9 three quick things. First, in regards to the fact that things
10 -- that you are preserving four hundred forty acres, you still
11 are impacting three hundred -- approximately three hundred
12 acres. And from a philosophical point of view, when you impact
13 the part you impact the whole. And I just wanted to mention
14 that.

15 And you on the Commission have been given abundant
16 evidence in opposition to this project and I ask you to please
17 carefully review this evidence and vote for the preservation of
18 our cultural and environmental treasures and gifts. This is
19 the last natural wild river in Southern California and you have
20 the power to leave a legacy of this river and its beauty and
21 its heritage, its habitats and its cultural resources for the
22 children now and for the children not yet born. Thank you very
23 much.

24 CHAIR TRAUTMAN: Thank you, Mr. Monteleone. We have
25 a speaker making general comments, and that is Stacey Kelleher.

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1 Stacey?

2 MS. KELLEHER: Good evening, Commissioners. You know
3 this meeting was really important to me because I've been
4 pushing the pedestrian bridges. As you guys all know that's
5 my, my baby so to speak.

6 I remember the Signal had an article when Commission
7 Trautman mentioned that we needed pedestrian bridges, not just
8 for Riverpark like that middle bridge in the middle of the
9 development, but for kids going to Emblem School and for the
10 current residents. And I talked to Jeff Hogan on the phone and
11 I thought we were going to be discussing a bridge possibly
12 behind Vons where the current property line is, where they have
13 the announcement of Riverpark. I was a little disappointed
14 that it seemed like it was an old study that didn't even seem
15 to affect people already here. It seemed to be the one in the
16 middle that would be so far away.

17 And to be honest with you, I wanted to believe that
18 the system can really work, but when I was walking on Newhall
19 Ranch Road these -- this couple was walking, and I was over by
20 Nautical and Newhall Ranch Road 'cause I live in Bridgeport,
21 and this couple's walking. And I was saying, oh, you guys
22 should go to this meeting 'cause it's going to be about
23 pedestrian bridges, it's July 20th. And the guy said he was a
24 golfing buddy with Jim Brown and he had it all wrapped it, and
25 it was fluff for me to come. I would like to think that's not

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1 true, but after today's presentation I'm starting to believe
2 it.

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3 Another thing is about noise level, Vince, you're on
4 that City thing that goes on T.V. with Laurene and I'm under
5 the impression, but I don't know much about the money project.
6 To be honest with you I don't even know where it's going to be
7 located. But didn't you say that the trucking would go through
8 the connector for that mining project if it's accepted.

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9 MR. BERTONI: No.

10 MS. KELLEHER: No?

11 MR. BERTONI: Are you talking about the -- well, I'll
12 let you finish, sorry.

13 MS. KELLEHER: No, I just wanted more clarification
14 because I've done no research on the mining project. I figure
15 so many people are involved in that. I don't even know where
16 it's located. But I thought on that -- Your City, I thought
17 you mentioned the trucks would be going through the connector.
18 So I didn't know if that was in construction or after
19 construction or if that would impact any studies. But should
20 there be a study, like if it's okay, how that would further
21 impact noise and, and environment 'cause -- anyway, I have
22 questions about that.

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23 And then when I hear all the extensive things being
24 done for the homes like solid core doors and certain lowering
25 of houses, well, Bridgeport's already here and we don't have

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1 the kind of buffer, so I am concerned about noise, 'cause my
2 particular project, we are right -- a lot of the homes are
3 right on Newhall Ranch Road.

4 So anyway, I'm hoping that we can show the world that
5 coming here isn't a waste of time. And I hope you guys will
6 further consider pedestrian bridges for maybe over the river by
7 Lowell's (phonetic) so we can get back and forth. And then I
8 asked Glenn tonight to just bring up that -- again, to reassure
9 us that he said he'd try to work with the City on a street
10 access over to below Bouquet, and that wasn't brought up
11 tonight. And also one over by Vons so that we can kind of get
12 around, 'cause I believe it's one of the fourth most impacted
13 intersections by your own reports.

14 And one of my concerns is the way I see the planning
15 done sometimes is it's very detailed on how you guys plan
16 things. So certain things that might impact it aren't okayed,
17 or they're okayed and not built and then they're not part of
18 the report. Well, if it's okayed it should be part of the
19 report, even if it isn't built yet.

20 CHAIR TRAUTMAN: Thank you, Ms. Kelleher.

21 MS. KELLEHER: Thank you much.

22 CHAIR TRAUTMAN: We have one other speaker in
23 opposition, if the Commission pleases, and that is Dr. Randy
24 Martin.

25 MR. MARTIN: Hello. Thank you very much for giving

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1 me a couple of minutes to speak. I'm a resident of Bridgeport
2 and I'd like to speak in opposition of the project. I've been
3 living here in Bridgeport for about three years. I moved here
4 from Santa Monica because I like the open space feeling here.
5 And when I go back to Santa Monica I see how congested it is,
6 how noisy it is, and it's really something that, that as I walk
7 around and talk to some of my neighbors in Bridgeport about the
8 project they all kind of look at me and go I, I -- they, they
9 kind of look in disbelief that that road there, that Newhall
10 Ranch Road, would actually go all the way through to the 14 and
11 it would be, you know, virtually a freeway with all of those
12 trucks on it.

13 I see the kids playing in the park there, Bridgeport
14 Park, and at the school, and unless you're a resident of
15 Bridgeport you wouldn't know how many cut throughs we have of
16 cars going off of Newhall Ranch to get over to McBean right
17 through our project. And if this went through it would be even
18 more severe. And right now the kids can play in the street.
19 The parents just kind of let them free. And it's really a nice
20 relaxed, safe, friendly neighborhood. And if that road were to
21 go through it would just change the whole atmosphere of the
22 Bridgeport Community. And now those of us who can sleep with
23 our windows open at night wouldn't be able to because of the
24 trucks and the motorcycles and the loud traffic that would be
25 going through there at all hours.

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1 So I, I am and many of my neighbors are really
2 fearful if we're just a few blocks over from Newhall Ranch that
3 our property values are also going to be impacted, because if
4 we go to sell and people come over and, you know, we're right
5 there next to the highway what was a really fabulous community
6 with great access to all of the commercial things that anybody
7 would want, and hiking trails and nice quiet and, and beautiful
8 with all this open space is suddenly going to be much more of
9 kind of a metropolitan thing right off a -- what would almost
10 be like a freeway or expressway.

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11 So I hope you'll consider this, and consider the
12 residents of Bridgeport, most of whom only have not come
13 because they feel so hopeless about their ability to impact
14 your decision. So if I can be so bold as to say I speak for
15 many of my neighbors. Many of my neighbors are against the
16 project and fearful that it will either impact property values.
17 Or as one neighbor said, he said, you know, if I see it's
18 imminently going through I'll sell the house before it goes
19 through because once it does I probably won't be able to sell
20 for anything near what it was worth before. Thanks very much.

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21 CHAIR TRAUTMAN: Thank you, Dr. Martin. Before we go
22 into rebuttal, Mr. Bertoni, would you like to answer Ms.
23 Kelleher's --

24 MR. BERTONI: Yes. I apologize for stepping in, I
25 just -- it's a little bit late.

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1 CHAIR TRAUTMAN: It's okay.

2 MR. BERTONI: It's -- I think she would be referring
3 to a Your City program that I was on with Councilwoman Laurene
4 Weste and, and Andy Fried. And we had a discussion regarding
5 the C-MIX or Transit Mix Mine, and I don't remember having much
6 to say about actually noise. I do remember I talked about air
7 quality and air quality impacts. And, and my -- the primary
8 focus of my comments were regarding the 14 Freeway and the
9 traffic along Soledad Canyon Road and the 14 Freeway and how
10 there's going to be impacts from the mine throughout the whole
11 Valley, but not really specifying any specific roads, except
12 for the 14 and Soledad, 'cause those are the one's that we've
13 really identified as part of the C-MIX Mine. But what we did
14 talk about was air quality impacts throughout the whole Valley.

15 CHAIR TRAUTMAN: Okay. Thank you. At this time then
16 I'd like to invite Mr. Adamick back for rebuttal.

17 MR. ADAMICK: It may be lengthy. I want to make sure
18 I respond to, to all the comments. The first one was related
19 to air quality and impacts to the project. Clearly the DEIR on
20 the project analyzes the, the temporary impacts caused by
21 construction of the project and proposes mitigation, you know,
22 as it relates -- feasible mitigation as it relates to reducing
23 those, those impacts. Again, I want to reiterate though that
24 those are temporary impacts that go away after construction of
25 the development.

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1 As far as the five hundred year flood plain, I'm not
2 aware of any, you know, besides the Sierra Club literature, any
3 formal analysis or anything else that has ever determined a
4 five hundred year flood plain. I don't know what the line
5 would be. We are required by the City's codes to build a
6 project that complies with the County's Q-CAP. The Q-CAP is
7 actually more restrictive than the FEMA hundred year flood
8 plain from a hydrological standpoint. I think certain folks
9 have kind of characterized it as engineering fiction because of
10 its theoretical storm event and fire at the same time.

11 As far as, as far as SCA respecting -- or respecting
12 the SCA, the process as designed retains ninety percent of the
13 SCA onsite. As Mr. Hogan touched on, there are thirty-seven
14 acres that are being impacted. Thirteen of those acres are
15 temporarily impacted. They will be restored. The vast
16 majority of the SCA on the Riverpark site is being retained.

17 As far as the, the, the river and protecting the
18 river, I would get to differ with the comment. I think the
19 Riverpark design does protect the river, about three hundred
20 and thirty acres of the river is being protected. We have
21 pulled back from the vast majority of resources in the SCA.

22 And on the water issue I think there's been a great
23 deal of discussion on water. The, the water service provider
24 for the project prepared a detailed 610 analysis that indicates
25 there is sufficient water supply for the project. Castaic Lake

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1 Water Agency provided a detailed presentation from the
2 wholesaler perspective. I think there is a great deal of
3 evidence supporting the fact that there is enough water for the
4 project.

5 Concerning Mr. Gonzalez's comments on the wall and
6 the ridgeline, we are not going to alter that ridgeline. Where
7 the wall would be constructed is really between the nose of the
8 ridgeline and the commercial wall behind Vons. The idea there,
9 and I think Ms. Pearson has indicated this in the past, is
10 there's that window that she refers to where she can see
11 through that area, that is the ridge doesn't go all the way to
12 the wall in the Commercial Center. We would go ahead and put a
13 wall in there, a decorative slump stone wall and landscaping to
14 try to basically buffer that view in that window. But as far
15 as the ridgeline, we've already committed and revised the map
16 to retain that.

17 As far as schools, the Commission has received
18 correspondence from both Saugus and Hart indicating that, that
19 we are in full compliance with our agreements and there will be
20 available capacity at the schools when the project comes on
21 line.

22 As far as the flood way, just to reiterate, we would
23 comply with the Q-CAP requirements. I think kind of
24 characterizing this project as sprawl, as sprawl is a little
25 confusing to me. This project is really an in-fill project.

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1 It is in the Valley Center Concept of the City's General Plan
2 which in it's summary talks about higher densities and this
3 being the core of the City surrounded on all sides by
4 development.

5 As far as destroying wildlife, the wildlife corridor
6 that the Santa Clara River is. The Santa Clara River will
7 still have a minimum width of improvement to improvement of
8 about a thousand feet. There are areas of the Riverpark
9 Project, especially on the easterly edge that do not have bank
10 stabilization where there is a sixteen hundred foot river
11 corridor. So there is a substantial corridor being preserved
12 and being enhanced with the buried bank stabilization.

13 As far as traffic goes, I, I, I think we've all heard
14 about the, the, the merits of the Cross Valley Connector. When
15 that road is opened about half of the trips on Soledad would go
16 away and be distributed to there. So as far as the relief that
17 that provides is significant.

18 I would, I would also characterize the development as
19 smart growth. I think we've taken a hard look at the
20 constraints on the site and come up with a plan that deals with
21 those constraints.

22 And I think going into the flood improvements, again,
23 we would raise the, the areas outside of the Q-CAP elevation.
24 They would meet all flood standards. They would not be below
25 the Q-CAP. This would not be a levy condition, this would be

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1 raised above.

2 As far as the, the evidence in opposition to the
3 project, I think there is a great deal of, of analysis that has
4 been done on this project that supports the project. And I
5 think first and foremost is it's consistency and the fact that
6 it's well below the densities that would be permitted in the
7 plan, and it preserves the river.

8 I think Ms. Kelleher talked about the, the ped
9 bridge, and, and there is one included in the project that
10 crosses over the aqueduct as part of the River Trail. We have
11 committed to, to contribute twenty-five percent to another that
12 would cross Newhall Ranch Road. And I think staff in the staff
13 report has acknowledged that that ped bridge would not be
14 required, legally required by the project by itself. It's the
15 fact that it, it has a potential regional connection that makes
16 it a requirement.

17 As far as the opposition raised to the extension of
18 the Cross Valley Connector, the Cross Valley Connector I think
19 has been on the City's and County's General Plan for twenty-
20 some-odd years. You know, folks in Bridgeport or in other
21 communities that are adjacent to it were clearly notified of,
22 in their disclosure documents, of that roadway and, and moving
23 forward. So I think, I think that is -- that issue's been
24 dealt with in that way.

25 So I think that concludes most of the responses to

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1 those comments, thank you.

2 CHAIR TRAUTMAN: Thank you, Mr. Adamick. Now we will
3 open to discussion by the Commissioners. Commissioner Winsman,
4 do you have questions and comments at this time?

5 COMMISSIONER WINSMAN: There -- tonight we got a lot
6 of information, and there was a lot of answers to, to a lot of
7 questions that we had. One of the things that hit me was the
8 willingness to convert part of the units in -- apartment units
9 in Area C to for sale units. And I kind of like had in mind
10 converting that whole Area C to for sale units, as opposed to
11 just a hundred and sixty I believe it was out of the, out of
12 the total. I'd like to see if we can, can work with the
13 applicant to maybe take a look at, at doing that all -- for all
14 of Area C. That would leave Area D then alone as rental units,
15 and it would provide a good buffer I think between single-
16 family residential and the, the Community Commercial Shopping
17 Center.

18 The pedestrian bridge evaluation worksheet, I think
19 there are several of us on the, on the Commission that agree
20 that some sort of a bridge ultimately is, is going to be needed
21 and required. I kind of like the recommendation from the staff
22 that a -- some sort of trail linkage could be incorporated with
23 that crossing to link the trail that's at Central Park and the
24 Newhall Ranch Road. I, I would kind of like to find out a
25 little bit more about that, to flush it out, what that trail

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1 linkage would look like, where it would be, and approximately
2 what it would cost.

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3 And the last comment that I have on the information
4 that we received this evening is -- and having walked the
5 property and having looked at those areas that are part of the
6 riparian area of the river, and I looked down south of Area A-
7 2, that was pretty much already disturbed and, and messed up.
8 However, that portion that runs along Area A-1 and continues to
9 south of Area D and continues into the commercial area, that's
10 where all those mature trees were. And a lot of the natural
11 growth has been undisturbed there. I would like to see if
12 there's a possibility of working with the applicant to adopt as
13 much of that resource line scenario as possible, incorporating
14 most of Area A-1 and that commercial area that, that goes from
15 that point west into the pullback.

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16 And I would have to assume that then the remainder of
17 A-2 would be built up to heights and elevations exceeding the
18 FEMA flood levels. And that's an engineering thing. Those
19 would be my, my comments and concerns at this juncture.

20 CHAIR TRAUTMAN: Okay. Commissioner Berger?

21 COMMISSIONER BERGER: Thank you. I still have some
22 concerns on, on the property size, lot size. You know, I think
23 it's been awhile, and I apologize, Jeff, but I think in the,
24 the EIR, was there an alternative or was there something that
25 said if, if everything was -- if all the property sizes were

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1 five thousand dollar -- five thousand square feet or a minimum,
2 wasn't that in there someplace?

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3 MR. HOGAN: Yeah, we had a -- that was one of the
4 code compliant alternatives. That included adjustment and also
5 noise. So it was kind of a combo code and compliance
6 alternative. So it wasn't alone, a standalone, it was just
7 adjustment alternative, it was adjustment and noise compliance.

8 COMMISSIONER BERGER: Okay. Can you -- do you know
9 where that is so I can look that up?

10 MR. HOGAN: Sure. I'll find the page number.

11 COMMISSIONER BERGER: Well, you don't have to do it,
12 yeah, tonight. If you just get back to me on that. I want to
13 look that up and see what that --

14 COMMISSIONER OSTROM: Well, on that topic I had asked
15 for the same thing and I thought that you had come back with --
16 you know, to break them apart just to find out, aside from the
17 noise compliance, just what the impact would be if you brought
18 it up to the UDC minimum lot sizes.

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19 MR. HOGAN: I'll have to -- I believe I may have done
20 that at a past staff meeting. Let me look to the staff
21 reports.

22 COMMISSIONER OSTROM: Yeah, okay.

23 MR. BERTONI: We'll -- that's a good question.
24 We'll, we'll, we'll see if we can get for you tonight.

25 MR. HOGAN: Yeah.

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1 COMMISSIONER BERGER: Yeah. It looks like they're
2 working on it now. You know, tonight we're talking about
3 something that's the -- my favorite subject here, innovative,
4 and they, they brought up their innovative subjects here. And
5 this to me, this is -- this whole project, you know, especially
6 if they want to come to us and have all, all of the exceptions
7 to, you know, from parking, all -- everything we're talking --
8 I'm sorry -- size of lots and, and all the driveways,
9 everything, I understand that they gave us about eleven here
10 that, that's in the printout here that, that they say are going
11 to be innovative.

12 Now, you know, I hate to be critical but a lot of
13 this stuff when they say they're going to preserve and dedicate
14 approximately four hundred and forty acres of this area,
15 including three hundred and thirty-eight of the river, well, to
16 me they shouldn't get credit. Everyone's talked about this.
17 They should get credit for something that they couldn't use
18 anyway in my eyes, okay, so I, I don't, I don't think that's
19 fair to include as a benefit.

20 Dedication of improvements of the twenty-nine acres.
21 I, I liked what Mr. Adamick said today about the thirty acres
22 at the South Fork property. That to me is a benefit. I don't
23 know if there's any -- what that property is, if it was even
24 usable or buildable, I don't know. But it's still a nice gift
25 to us and I think it will help. I'd just like to see later,

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1 I'd like to see what that really means to us versus are they
2 just giving us -- I, I don't want to be negative, but are they
3 just giving us a piece of property that they weren't --
4 couldn't develop anyway that's connected to the river again.
5 You know, that -- I'd like to see what that is.

6 Again, they, they -- somebody wrote in here extension
7 of over two miles of, of the Regional Trail. To me I, I think
8 that's a selling point to the -- their project. I don't think
9 it's something that's -- I know it's beneficial to the City but
10 it's, you know, it's also -- I don't think that's asking too
11 much that seems to be innovative.

12 Now fortunately for them and, and everybody out here
13 their contribution to the road probably makes up for everything
14 else. They probably put, put that one number eleven down and
15 that does benefit everyone in the community, and that possibly
16 itself alone is all they need. But a lot of this other stuff
17 to me I don't agree with. I, I have five or six out of these
18 that I, I agree with, and that's it, out of a eleven. The
19 other stuff I think is overrated and I, I don't really believe
20 it should be innovative in my eyes, or, or part of it. Sorry
21 about that, but it's a -- I think we have to be real careful on
22 innovative setting precedence for the future.

23 CHAIR TRAUTMAN: Commissioner Burkhart?

24 MR. BERTONI: Just -- if I can just follow up on
25 that. And this, this isn't what we're proposing, these are

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1 what the applicant is proposing on, on innovative. And, and
2 it's, it's up to the Commission for their deliberation. If
3 you'd like some information on the river property I think we
4 have an exhibit here and we can put that up there. I mean, I
5 looked at the exhibit for the river property and that's -- it
6 is largely in the river bottom. As you can see from the
7 exhibit there may be some that's, that's outside of that area.

8 I would say that the City's put a high priority on,
9 on obtaining the ownership of the river and its tributaries,
10 even though it's not very developable, because the City wants
11 to use it for, for, you know, open space corridors to make sure
12 we can put trails on both sides of it and so forth. So we have
13 had a long -- the City has had a long established policy of, of
14 trying to acquire river bottom even if it's not developable.
15 In fact, we've bought a lot, actually used funds to buy river
16 property in the past.

17 COMMISSIONER BERGER: So those thirty acres then
18 would be beneficial to what the City's trying to accomplish?

19 MR. BERTONI: Absolutely. It's gone through just a
20 real long established policy and, and I think there is some
21 area that is developable that has -- that could be used for a
22 trail head on part of it. I mean, we haven't done a real
23 analysis of it but a real -- I'd be surprised if we came back
24 with, with, with anything except saying it's largely
25 undevelopable. There may be a trail head location here and

1 there. It's consistent with out policies in large part.

2 COMMISSIONER BERGER: What, what -- is that the
3 Valencia Boulevard going on the left side there, is that
4 Valencia?

5 MR. BERTONI: Correct. Yeah, yeah.

6 MR. HOGAN: Right here is the Trader Joes.

7 COMMISSIONER BERGER: Oh, Trader Joes.

8 MR. HOGAN: Right here. Yeah.

9 COMMISSIONER BERGER: Okay. I know what you're
10 talking about now. Okay. Oh, okay.

11 MR. HOGAN: And there, there's opportunities right
12 now. We've talked to Parks too about, you know, possibly
13 develop down in the future maybe some sort of trail head or
14 something here one day possibly.

15 COMMISSIONER BERGER: Okay.

16 MR. HOGAN: It's flat, it's level with the street,
17 so --

18 MR. BERTONI: That's -- you may remember, as part of
19 North Valencia I we actually purchased riverbed bottom.

20 COMMISSIONER BERGER: Yeah. Okay. Thanks, Vince,
21 for that information.

22 CHAIR TRAUTMAN: Okay. Commissioner Burkhardt?

23 COMMISSIONER BURKHART: Just to follow up on -- just
24 to follow up on Mike's point, I pretty much agree with him. I
25 think a lot of, a lot of the eleven are P.R. points more than

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1 they are real innovative things. But I also agree with his
2 comment that the, that the road and -- there are some
3 significant things in here that do benefit the community as a
4 whole. But I, I don't disagree one bit that some of things
5 are, are fluff to make the list longer, and I kind of saw that
6 all along and didn't put a lot of, a lot of weight onto them.

7 Some of the things that staff's requesting direction
8 on tonight, my two cents, I think that implementing the
9 resource line project site alternative, or whatever we're going
10 to call it, I -- to me that, that alternative makes the most
11 sense to what we're trying to do here. We're -- it, it really
12 was the idea of preserving the biological habitat and allowing
13 the engineering solutions to make sure that we don't have a
14 flood problem going on here. Whether that's the absolute line
15 that it needs to be, Rick or Mike made some comments about, I
16 think it was Rick, about some trees that may or may not be on
17 one side of the line or the other. I, I think, you know, that
18 line may be -- need to be adjusted to address some things like
19 that. But I -- my, my comments are I think that that's where
20 we should be going with it, with maybe a little adjustment here
21 or there.

22 Gating the streets, I'm, I'm not a big fan of gating
23 the streets. But if the City's asking for them to take care of
24 the roads I think it's a fair trade. If, you know, the City
25 wants to maintain the roads then, then they don't get to have

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1 the gates. So that would be my two cents on that.

2 I kind of agreed with Glenn, I don't see the point of
3 having a horse bridge in the middle of town like that. I mean,
4 IF the standard, you know, bridges that we're talking about are
5 fifteen foot wide, you know, I, I ride my bicycle through there
6 a lot and I've never come across a horse. I, I do when I ride
7 in Dennis' neighborhood, but not when I'm riding through that
8 part of town.

9 And then -- those seem to be the major issues. And
10 the rest of the list that staff is looking for direction from I
11 pretty much agree with taking that direction as well. That's
12 really all I've got.

13 CHAIR TRAUTMAN: Okay. Thank you. And Vice Chair
14 Ostrom?

15 COMMISSIONER OSTROM: Yeah, I wanted to ask Mr.
16 Adamick, on the, the issue of the dedication of this
17 approximately thirty acres, are, are -- as, you know, Newhall
18 slowly, you know, begins to focus on its last project, and my
19 understanding was is that there may be, you know, a lot of like
20 little bits of property hanging around that maybe aren't as,
21 you know, economically developable, or there are parts of --
22 it's more of a cleanup issue as to whether or not that the
23 ownership transfer -- and, and these aren't places where
24 skyscrapers are going to go and they're no, no big thing.

25 But I think symbolically from a standpoint of quality

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1 of life in a -- in, in our City which is deficient of parks,
2 some of these potential parklands which really are, are not
3 buildable are really parkable, you know, they can make good
4 parks and they're really valuable in that, that respect. And
5 so I think that this thirty acres is, is great in that, and if
6 there are any other ones which would just amount to
7 transferring property over to the City that you have a -- you
8 can't use anyway I think would be of, of great value, just like
9 this one here. And I don't know what the commercial value of
10 this thirty acres is, but I really see it as a great
11 opportunity for the quality of life for the citizenry in, in
12 the -- in Santa Clarita.

13 So are, are there other parcels that would -- you
14 know, one acre here, five acres there or anything like that?

15 MR. ADAMICK: It depends what people consider to be
16 developable I guess but, you know --

17 COMMISSIONER OSTROM: Yeah. Okay.

18 MR. ADAMICK: I think, I -- no, realistically I think
19 if it was the Commission's desire to look at a larger property
20 or offsite dedication we clearly could. There are, there are
21 properties under our ownership, you know, in San Francisquito
22 Creek, on the South Fork of the Santa Clara River. The reason
23 that we presented this property is, is we, several years ago,
24 had some discussions with Parks and Rec about a trail head at,
25 at a portion of this site as a discussion to another

1 development. So we felt this was something that, that being it
2 was river and the City has made it a priority to acquire river
3 that it offered a trail head option that it clearly was a, was
4 a property that, that the City would want.

5 So -- but I think if it's the Commission's direction
6 to, to talk about some others we can certainly present another
7 project.

8 COMMISSIONER OSTROM: Yeah. Well, what I would like
9 to see would be if there's something which really is, is
10 valuable, I mean, that would be in another category. And I,
11 you know, from a business standpoint, you know, don't
12 necessarily want to empty your pockets, but if there are other
13 portions of or other pieces of property, parcels that, you
14 know, really are maybe just a piece of here, you know, like a
15 parts of a salad that's left in the bowl and you're about ready
16 to give it back, you know, maybe we could use it and just, you
17 know, show it to the staff and see if they -- you know, if this
18 is really parkland, a bowl type thing. It doesn't have to be a
19 trail head. It could be just a little pocket park capable.
20 That, that's all I'm, I'm really thinking about with that.

21 MR. ADAMICK: We, we could, we could certainly work
22 with staff --

23 COMMISSIONER OSTROM: Yeah.

24 MR. ADAMICK: -- and see if we could come up with a
25 little more salad there I guess.

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1 COMMISSIONER OSTROM: Yeah.

2 MR. ADAMICK: So --

3 MR. HOGAN: Yeah.

4 CHAIR TRAUTMAN: Mr. Adamick --

5 COMMISSIONER BERGER: I just want to ask a quick
6 question while he's up there.

7 COMMISSIONER OSTROM: Sure, sure.

8 COMMISSIONER BERGER: You brought up a wall for the
9 first time tonight. And I just wondered if that was the idea
10 of, of your idea or if it was what you got back from the
11 community that they -- you thought they might want?

12 MR. ADAMICK: Actually, it's probably a combination
13 of both. You know, earlier on, earlier on with, with our
14 discussions with the folks that lived on Gavilan, you know, we
15 were all trying to figure out ways, creative ways to, to, to
16 deal with, with, you know, potential visual impacts as well as
17 noise impacts. And first and foremost as a priority to them
18 was, was retaining the nose of that ridgeline. However, they
19 also indicated that they were experiencing some impacts from
20 the Commercial Center, existing impacts noise-wise. If you, if
21 you know that Commercial Center all the loading occurs in the
22 back there.

23 The idea that we came up with that, that I think
24 would further reduce those impacts would be a wall in that
25 window that Ms. Pearson has described in previous comment, wall

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1 and landscaping to provide that additional buffer perhaps from
2 a noise standpoint, but also perhaps from a visual standpoint
3 in that window.

4 So I think the idea is it would be something very
5 attractive. It's, it's an idea that both sides kind of talked
6 about.

7 COMMISSIONER BERGER: Thank you, Mr. Adamick.

8 CHAIR TRAUTMAN: And I have one question also.

9 COMMISSIONER BERGER: Sorry, Dennis.

10 CHAIR TRAUTMAN: Oh, sorry. What is the cost
11 reduction if we are going to reduce Santa Clarita Parkway from
12 six lanes to four lanes, what is that cost savings?

13 MR. ADAMICK: You know, realistically we haven't
14 looked at that. But we are landscaping now an area that is,
15 you know, eleven or twelve feet wide. I don't know what, what
16 the, the difference between the two is. We can certainly
17 provide you with a number, but I don't think it's going to be
18 that much because we are going to have to do some -- we're
19 going to grade it and we're still going to landscape it. And
20 that has to cost --

21 CHAIR TRAUTMAN: Okay. I, I would like to know. And
22 -- okay. Commissioner Ostrom, do have a question for Glenn?

23 COMMISSIONER OSTROM: God, that question made my mind
24 go blank.

25 CHAIR TRAUTMAN: Oh, no, okay.

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1 COMMISSIONER OSTROM: Yeah. Let's see, on, on, on
2 the, the Parkway, you're only going to go down to four lanes?
3 That -- I, I was thinking more like two lanes. That, that
4 thing doesn't really carry that much traffic does it?

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5 MR. ADAMICK: You know, I think this is, this is more
6 of a City staff decision, primarily Traffic and Engineering,
7 that this is a, this is a right-of-way that is intended --

8 COMMISSIONER OSTROM: That's correct.

9 MR. ADAMICK: -- or designated as a major highway.
10 And the idea was not to get full improvements on that right-of-
11 way but to get partial improvements, and they were comfortable
12 with four lanes.

13 COMMISSIONER OSTROM: Yeah, yeah. I was thinking in
14 terms of pavements being two lanes and retaining all the right-
15 of-way. So you -- are we doing pavement four lanes and
16 retaining all the right-of-way?

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17 MR. ADAMICK: It's pavement, four lanes, retaining
18 all the right-of-way, landscaping the area that wouldn't be
19 paved.

20 COMMISSIONER OSTROM: What's, what's the logic of
21 that I wonder?

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22 MR. HOGAN: As far as for the third?

23 COMMISSIONER OSTROM: As far as having it four lanes.
24 See, the idea was is that probably the, the traffic use for a
25 long time is only going to be two lanes. And if we could have

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1 the right-of-way available as like a green area I think it
2 would be more pleasing and it would give more of a, you know,
3 small community ambience, and you won't always -- you know,
4 when you get on that big road you're always reminded, oh, this
5 is going to go somewhere someday, you know. And if it was just
6 two lanes it, it may actually turn out to always be two lanes,
7 unless there's a, there's a real need for something like that.
8 And if gives these people a higher quality of life in the
9 meantime.

10 MR. HOGAN: We have Ian.

11 MR. FOLLSTAD: We have Ian Pari.

12 COMMISSIONER OSTROM: Oh, okay, Ian.

13 MR. PARI: I, I could address that. Given that it's,
14 it's ultimately planned as a six lane arterial in the City
15 General Plan and our projections show that at some point in the
16 future we'll need to be six lanes, staff's concern is a cost
17 issue. Every time you, you widen it out you have to rip up the
18 existing curb and gutter, sidewalk, landscaping. So if we go
19 from two and then to four and then to six we have to pay for it
20 twice. If we just go from four to six we're only paying for it
21 once. And keep in mind that once Newhall builds the initial
22 road at whatever width the Commission and Council ultimately
23 decides any future widenings are on the City's dollar. So if
24 we only do it once instead of twice it's better for us.

25 COMMISSIONER OSTROM: But what, what's the likelihood

1 that that will be wide or they'll even need four lanes? You
2 know, just kind of project on our into the future. And when it
3 is needed what's going to be the likely time frame that's going
4 to --

5 MR. PARI: Well, I don't have specific volumes or
6 years with me today, but the City's General Plan which is
7 projections for buildout, whenever that may occur, we assume
8 2025, 2030, consistent with, with SCAG model years, the
9 regional model years, it shows it needed for six lanes.

10 COMMISSIONER OSTROM: Okay. All right. Thank you

11 MR. PARI: You're welcome.

12 COMMISSIONER OSTROM: I agree with the rest of the
13 Commission that the, the, the benefits, the, you know, I guess
14 the obvious in terms of innovations, these are, you know, have
15 different weights, I look at them like carrying different
16 weights. And of course the most weight is the extinction of
17 the road. But I really think that a lot of these will mean to
18 some people on an individual basis more than the extension of
19 the road. And, and of course to us probably a lot of them
20 amount to a lot less. And right now that's all I have.

21 CHAIR TRAUTMAN: All right. Thank you. I had a
22 question about the -- let me see, I know I wrote it down --
23 about the FEMA boundary, the -- all right, let me look at
24 this -- the resource line. The resource line that's in the
25 DEIR, is that the same resource line that staff is looking at

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1 for the resource line scenario?

2 MR. HOGAN: It's the similar exhibit, similar
3 exhibit.

4 CHAIR TRAUTMAN: It's similar but not the same?
5 That's the --

6 MR. HOGAN: Give me, give me just a couple of
7 seconds --

8 CHAIR TRAUTMAN: Okay.

9 MR. HOGAN: -- to get the, the identical --

10 CHAIR TRAUTMAN: Okay. Well, while you're looking
11 that up, I have to agree with what I've heard about innovative
12 applications. What, what I would find truly innovative would
13 be not we'll give you something over here so we can do
14 something over here, but that we would make improvements in an
15 area, we would refurbish areas that have been damaged and bring
16 them back to their natural state to the degree possible and
17 make improvements on that property and to preserve that
18 property. This is not what I consider typical in-fill
19 development. And even if it is in the center of the City I, I
20 have to agree with the public comments that this is the last
21 wild river in Southern California and it deserves special
22 treatment.

23 So my preference at this point in time is the FEMA
24 boundary because the California Department of Fish and Game
25 prefers this option because it will save substantial riparian

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1 resources in the western portion of A-1. But also we've heard
2 that in A-2, well, that area has been dist, it's been
3 disturbed. Well, to me what would be really innovative is
4 going in and repairing that area and bringing it back to its
5 natural state, and pulling back so that we've got that
6 additional buffer. Because when we have a hundred year flood,
7 and what I've read in the material that we got from, from --
8 about the task force for flood plain management was that what
9 it amounts to is that in a thirty year mortgage you have a
10 twenty-six percent chance of having a flood in that period.
11 And I think that that's a lot of risk.

12 I don't, I don't think we should be going there. And
13 if we need to do grading that changes that in some way, that's
14 fine. But I think that we should also be pulling back to that
15 line.

16 I had asked Jeff Hogan earlier about the issue with
17 pushing the park back, because I know that that would be -- you
18 know, I don't want to remove more oaks, and I don't think we
19 need to. And I think that again what would be really
20 innovative would be to leave the park in its place and make the
21 adjustments that need to be made, assuming that FEMA boundary.
22 Maybe even create in that area, in that boundary between the
23 FEMA line and the housing a green belt area as an additional
24 buffer, if, if that would be, you know, an acceptable way of
25 handling that area. Because riparian areas are not just the

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1 river basin but areas up and above that. And if we don't have
2 any definition of exactly what that is then I think we should
3 be more preferential to this particular piece of property and
4 back it off so that we have no intrusion. So if you had -- and
5 I don't know how to -- so if we had that area that we're, we're
6 saying we would back off in the FEMA, from that FEMA line, put
7 the park back down where it was, put green belt along that
8 area, put the trail behind what I assume we're going to be --
9 well, maybe not seven foot walls, maybe six foot walls there,
10 put the trail on the other side of that and leave the area
11 between the trail and the river as green belt. Or perhaps
12 revitalize the area so that it is in it's natural state. That
13 to me would be innovative. And perhaps that could even be used
14 as additional park space, I don't know. I think we need to
15 look into the possibility of that.

16 As far as the private streets I agree that if the
17 HOA's going to maintain that, that that's fine with the gates,
18 I think it's a decent trade off.

19 The equestrian trail, I don't know what the City's
20 vision is on this as far as having horses in this area. Is
21 that even realistic? Is that what the City Council has in
22 mind?

23 MR. BERTONI: Yeah, and we actually have a
24 representative from Parks and Rec who can come up and speak to
25 that issue.

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1 CHAIR TRAUTMAN: Okay.

2 MR. BERTONI: Both the trail connectivity issue that
3 Commissioner Winsman --

4 CHAIR TRAUTMAN: Okay.

5 MR. BERTONI: -- asked earlier on.

6 CHAIR TRAUTMAN: I would like to hear about that.
7 Thank you.

8 MS. HUMPHRIES: Hi, good evening, Commission. My
9 name is Jessica Humphries, I work with the Parks Department.
10 Let me start first with -- you had a question about the
11 connectivity of the pedestrian bridge to the whole trail
12 system. I'm going to try to explain to that clearly. I'm not
13 sure if I can get that back up again to kind of clearly show
14 you guys.

15 On the south side of Newhall Ranch Road, the proposed
16 Newhall Ranch Road, there's a Class I bike lane and it extends
17 down to what would be the extension of the Santa Clarita
18 Parkway, it goes down on the, the west side of Santa Clarita
19 Parkway down into the Area A-2 into the park which connects to
20 the overall Santa Clara River Trail system down at the base
21 where there's the trail head, all that kind of thing.

22 What we've asked Newhall Land to do is to make a
23 connection to -- or to talk with CLWA to make the connection
24 with Central Park which really will tie the Saugus area into
25 the whole trail system, which would be a really key thing for

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1 us. It would be really great for all the community and, you
2 know, being able to use the Central Park facility in having
3 everyone -- more accessibility to that.

4 So the pedestrian bridge that we were considering
5 would, would be at a location where those two would meet up,
6 where the Class I's would meet up and cross over. And, and the
7 key point for them to meet without much grading or damage to
8 the habitat near the CLWA site would be actually at that
9 connection where the future Santa, Santa Clarita Parkway would
10 extend north.

11 So does that answer your question?

12 CHAIR TRAUTMAN: What I was wondering is the uses,
13 the equestrian uses on this side of the Valley. Are we really
14 looking at that moving in this area?

15 MS. HUMPHRIES: We -- staff, over a long period of
16 time have considered and have been really working towards
17 completing a equestrian trail use throughout the whole valley.
18 The, the Santa Clara River Trail extends all the way over down
19 to Sand Canyon, will extend to that point. And, and kind of
20 what -- you know, we don't see any horses there at this point
21 or at this time. The reason for that is that the trail's not
22 completely linked at this point. And -- but we're working
23 towards that, that future goal so that we can from Placerita
24 Canyon, Sand Canyon, we have an overall trail map that we're
25 trying to achieve and this is a part of it.

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1 CHAIR TRAUTMAN: But from the existing pieces of
2 trail that are coming over from the eastern side of the Valley,
3 have those been created with horses in mind?

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4 MS. HUMPHRIES: With horses in mind, yes, they have.

5 CHAIR TRAUTMAN: They have? Okay.

6 COMMISSIONER OSTROM: Yeah. Now is it necessary that
7 the horse trail go over the bridge? A lot of times there's no
8 other alternatives, like in a, in a way that bicyclists
9 couldn't carry their bikes or -- horses often times are more
10 versatile in how they can traverse around some civil structure
11 like an aqueduct.

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12 MS. HUMPHRIES: Well, we, we originally looked at
13 having the horses go under the aqueduct into the river. This
14 is where we got triggered with a response from Fish and Game
15 that they do not want the horses in the river for biological
16 reasons. And it's, it's at that point where we were forced to
17 include them on the pedestrian bridge.

18 And in kind of speaking with Commissioner Burkhart's
19 comment on -- that he understands why we only need fifteen
20 feet, I just stress the Commission to keep in mind that our
21 equestrian trails right now are sixteen feet wide, and that's
22 with, that's without the restrictions or the height that's
23 going to be on this bridge. And to add to that, also
24 pedestrian safety, having to cross with the horses, we really
25 stress to have that additional five feet to provide twenty feet

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1 for buffer for pedestrians and equestrian to use. So if those
2 cases do arise where there's equestrian crossing that it won't
3 cause a problem.

4 CHAIR TRAUTMAN: Okay. Thank you. Do you have a
5 question?

6 COMMISSIONER BERGER: Yeah, back on that, that
7 Castaic Water Agency, did you say you asked about land to try
8 to negotiate with Castaic now?

9 MS. HUMPHRIES: Yeah, I believe Glenn Adamick can
10 probably speak a little bit more to that.

11 COMMISSIONER BERGER: Well, he doesn't have to speak
12 to it.

13 MS. HUMPHRIES: Okay.

14 COMMISSIONER BERGER: But it would just be my -- I
15 would love to see something that they get in writing prior to
16 that they could say that, hey yeah, we can use this property
17 for this. Because I've, I've seen other projects and it
18 backfires, so I would love to see --

19 MS. HUMPHRIES: Well, the City's also trying to work.
20 I know that we're in, we're in discussions with CLWA. So
21 we'll, we'll try to get something to you and hopefully that
22 will kind of firm that up a bit as it comes along.

23 COMMISSIONER BERGER: Thank you.

24 COMMISSIONER WINSMAN: Aren't you also looking into
25 the possibility of once again putting a trail along the Bouquet

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1 Creek, but the residents a couple of years ago, maybe it was
2 five or six years ago, originally turned down?

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3 MS. HUMPHRIES: You know, I'm not sure exactly where
4 that is out. I can look into that or have someone look into
5 that and we can get back to you with those -- with that
6 information.

7 COMMISSIONER WINSMAN: 'Cause that would, that would
8 seem to me that's the link into the Saugus area.

9 MS. HUMPHRIES: I understand at this time that that
10 is not moving forward and I'm, I'm not sure the reason why.
11 But I can find that information out for you. We can get back
12 to you for that.

13 COMMISSIONER WINSMAN: Thank you.

14 MS. HUMPHRIES: Thank you.

15 CHAIR TRAUTMAN: Thank you.

16 MS. HUMPHRIES: Thank you.

17 CHAIR TRAUTMAN: Any other questions? Okay. Thanks
18 a lot.

19 COMMISSIONER OSTROM: Just -- I wanted to bring up
20 one thing. You had indicated that if a house was built along
21 the NRMP line and there was a hundred year flood that there
22 would be -- you would lose your mortgage or there would be
23 destruction. I'm wondering, do we have an engineer that could
24 respond to that?

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25 MR. BERTONI: Yes.

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1 COMMISSIONER OSTROM: What, what annual or what flood
2 level are these houses going to be designed for at a minimum?

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3 MR. JORDON: Okay. I'm Jim Jordon of the Engineering
4 Division. We're throwing around all kinds of names with flood
5 lines and everything tonight, so maybe we need some
6 clarification on that first.

7 But the FEMA line is a line that's established for
8 flood insurance purposes, that's what it's for, and it's based
9 on a hundred year storm. And what is required for people to
10 have flood insurance in those areas is that their home has to
11 be built at the level of that hundred year flood, plus one
12 foot, and in some situations plus two feet above that. So any
13 building that takes place within that FEMA line has to be above
14 that hundred year flood line, so theoretically there won't be
15 any damage to the homes built there during a hundred year
16 storm.

17 COMMISSIONER OSTROM: Okay. Okay. But how about if,
18 if the project was allowed to use the, the Natural River
19 Management Plan line?

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20 MR. JORDON: Well, we're talking about grading, we're
21 not talking about building what's in that area.

22 COMMISSIONER OSTROM: And with the, with the design
23 grade as you're proposing it?

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24 MR. JORDON: It's -- the difference is they would be
25 allowed to have the, the building pads at the limits of the

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1 hundred year plain. When we're using the other line that's the
2 total slope and it's pulling the top of the banks back a little
3 bit further than the hundred year flood plain.

4 COMMISSIONER OSTROM: Well, I guess what I'm just --
5 really simple now, what would happen if you designed your
6 houses on the Natural River Management Plan boundary, okay, at
7 the level in which it's proposed, what would happen --

8 MR. JORDON: Well --

9 COMMISSIONER OSTROM: -- with a hundred year flood?

10 MR. JORDON: -- regardless of where it's placed the
11 City will require the pads of those -- the building pads of the
12 homes to be built per the hundred year flood requirements,
13 regardless of where the location is.

14 COMMISSIONER OSTROM: Okay. But I --

15 MR. JORDON: So they'll be above that storm.

16 COMMISSIONER OSTROM: She's worried about her
17 mortgage. I mean, what's -- would they sustain loss?

18 MR. JORDON: No.

19 COMMISSIONER OSTROM: Okay.

20 MR. JORDON: No. Because when we abide by those
21 requirements then the City meets the FEMA flood insurance
22 requirements. And when we have damage from those type of
23 storms and we've met all our requirements then we get FEMA
24 assistance, and that's the whole idea of this program is for
25 that.

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1 The, the County's Q-CAP line that we keep hearing
2 thrown around is basically the ultimate storm conditions. And
3 what that is is it's based on heavy rain after a fire. And the
4 way it's established is buildings can only go within that area
5 if a flood way study is done that proves through engineering
6 methods that water surface levels will not be raised upstream
7 from the project by any of that construction. So those are the
8 two things I wanted to help us understand. Basically the Q-CAP
9 line does not allow construction at all within it unless the
10 developer can prove that it won't cause a rise in the water
11 levels. The FEMA line is -- allows homes to be built within
12 that area as long as the building pads are raised above the
13 hundred year storm level, and then that, that meets the
14 requirements for flood insurance purposes so that as long as
15 we're abiding by that and then there is a flood that damages
16 home within the FEMA lines then we have FEMA insurance that
17 covers the damage caused to those homes.

18 COMMISSIONER OSTROM: So, so if you use the Natural
19 River Management Plan and if your homes are outside of the FEMA
20 line you're going to have to raise the grade up to the level of
21 the FEMA line. And are all the homes outside the FEMA line to
22 that level in your proposal?

23 MR. JORDON: If the -- well, it's -- yes. If the
24 homes are -- the FEMA line is from the center of the river out.
25 So if the homes are built inside, between that line and the

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1 center of the river, they have to be raised to a level that
2 would get them above the hundred year flood plain.

3 COMMISSIONER OSTROM: Yeah, okay.

4 MR. JORDON: Okay.

5 COMMISSIONER OSTROM: So, so they are by law
6 requirements of the City above the FEMA --

7 MR. JORDON: Correct.

8 COMMISSIONER OSTROM: -- line in elevation?

9 MR. JORDON: Correct. Whatever agreement you as the
10 Commissioners come to with the developer, the UDC and the
11 Federal Government regulations would require them to raise the
12 homes up sufficiently to meet those requirements, regardless of
13 what other -- whatever other agreements we come to.

14 COMMISSIONER OSTROM: Yeah. And so the reason why
15 I'm dissecting this is we're not -- we, we make a decision on
16 where we bring it back solely on natural resources, not on
17 safety. That's all, all I wanted to bring up.

18 CHAIR TRAUTMAN: Well, that, but also aren't you
19 talking about grading issues then? If you're talking about
20 raising above a certain level you're talking about more grading
21 versus less grading.

22 MR. JORDON: Well, the grading issues, grading is not
23 allowed within the Q-CAP. So they have to do their grading to
24 where it stays outside the Q-CAP, unless they can prove to us
25 and mitigate for water flows through that area. So that's --

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1 that really is the limit of no build, that's the easiest way to
2 look at it. Inside the Q-CAP line is no building. Inside the
3 FEMA hundred year flood plain line building is allowed as long
4 as those structures are raised to meet the elevation
5 requirements. That's, that's the most simple way I can put it.

6 CHAIR TRAUTMAN: Well, I guess what I'm trying to
7 understand, and I'm sorry the hour's getting late, it's hard
8 for me to grasp this, but when we look at the Q-CAP line
9 scenario here and we see that, that green Q-CAP line and we see
10 that there are houses that are pulled way back from that, and
11 it doesn't -- and the houses are much further out on the NRMP
12 line scenario, how can they be building in that area if that's
13 the Q-CAP line?

14 MR. JORDON: I'm not familiar with the -- I'm not
15 familiar with that line. That's note a -- that's a line that
16 was determined by some other methods and it's not something
17 that we as staff normally deal with. I'd have to look at it,
18 study it, and I could get back to you on it if you'd like me
19 to, I could do that.

20 MR. HOGAN: Chairman Trautman, I just want to clarify
21 'cause I've also talked to other engineers and, you know, Jim
22 may not -- he's got a certain element of the project.

23 CHAIR TRAUTMAN: Right.

24 MR. HOGAN: But the Q-CAP requirements, you can
25 build, you just have to meet the requirements of the Q-CAP.

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1 MR. JORDON: That's --
2 MR. HOGAN: But that's --
3 MR. JORDON: Which are more restrictive than FEMA
4 requires.
5 MR. HOGAN: More restrictive, which the applicant has
6 met, has shown the Engineering Department.
7 MR. JORDON: Right, right.
8 CHAIR TRAUTMAN: So --
9 MR. HOGAN: So it -- you --
10 CHAIR TRAUTMAN: -- as presented by the NRMP version
11 you'd have tighter restrictions on how those homes are built
12 beyond the Q-CAP line?
13 MR. HOGAN: Right, you have different requirements.
14 If the homes are in the Q-CAP then you've got -- you have to
15 have that baseline requirements. If it's in the FEMA then
16 that's the baseline.
17 CHAIR TRAUTMAN: Okay. All right. Thank you.
18 MR. JORDON: Okay.
19 CHAIR TRAUTMAN: Okay.
20 MR. HOGAN: Chair Trautman?
21 CHAIR TRAUTMAN: Yes.
22 MR. HOGAN: I had two questions outstanding from --
23 CHAIR TRAUTMAN: Okay.
24 MR. HOGAN: -- Commissioner Berger and yourself.
25 Commissioner Berger, we talked about this on April 20th and in

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1 the staff report was that right now the current design the
2 applicant is proposing, five single-family lots in Area A-1 for
3 the adjustment -- I'm sorry.

4 COMMISSIONER BERGER: I'm sorry, what -- are you
5 going to give me numbers now or something?

6 MR. HOGAN: Yeah, I'm sorry, yeah, 11:00 o'clock at
7 night. You asked about the adjustment and how many homes were
8 requesting to have the forty-five hundred square feet instead
9 of the five thousand?

10 COMMISSIONER BERGER: That's correct.

11 MR. HOGAN: Currently with the design, only in Area
12 A-1, five single-family lots would need that adjustment. The
13 rest of the homes would comply with the five thousand square
14 foot lots.

15 COMMISSIONER BERGER: In A-1?

16 MR. HOGAN: In -- actually the entire project.

17 COMMISSIONER BERGER: Oh. So it's A-1 only as
18 far -- we're only talking about five now?

19 MR. HOGAN: Right. He, he -- the applicant wanted
20 the ability to in the future have the ability to go down to
21 forty-five if there is certain design or create, create a
22 design techniques other merchant builders want to do. So
23 that's what he was asking for. Even though it's five right now
24 he wanted the ability to go with more in the future if
25 necessary. And then as far as the lot widths, there's

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1 approximately about fifty to -- forty to fifty lot widths that
2 range from forty-three to forty-five feet rather than the fifty
3 feet. So it's small numbers with the current design.

4 CHAIR TRAUTMAN: Well, how many more then are we
5 talking about if we're starting with five?

6 MR. HOGAN: Right. The applicant would have --

7 CHAIR TRAUTMAN: The other --

8 MR. HOGAN: His request would -- he'd have the
9 ability to, to go with, right now the way he has it, with any
10 of the single-family lots, the four hundred and thirty-nine,
11 he'd have the ability to go down to forty-five if he wishes.

12 COMMISSIONER BERGER: And you told him we didn't want
13 him to have that ability or --

14 MR. HOGAN: Well, that's up to the Commission.

15 COMMISSIONER BERGER: Oh, okay.

16 MR. HOGAN: If, if, if you decide that you don't want
17 them to have the adjustment for that that's fine.

18 COMMISSIONER BERGER: Okay.

19 MR. HOGAN: We'll take direction on that. And just,
20 the other adjustment was the front yard setbacks which was --

21 COMMISSIONER BERGER: That's correct.

22 MR. HOGAN: And then Commissioner -- or Chair
23 Trautman, the resource line, we don't have it actually in the
24 DEIR writing itself, it's in the map box. And the only
25 difference is Newhall Ranch Road, for purposes -- the, the

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1 resource exhibit that we're showing here we didn't include
2 Newhall Ranch 'cause it's fixed and we didn't consider that in
3 the pullback. We didn't consider that in there.

4 CHAIR TRAUTMAN: Okay.

5 MR. HOGAN: So that was the only difference. If you
6 look in the map box with all those maps, those two big
7 cardboard boxes, there would be a resource line and the
8 resource line would kind of edge along --

9 CHAIR TRAUTMAN: Those --

10 MR. HOGAN: -- the Newhall Ranch, rather than what
11 you're seeing here is eating into the resources because we need
12 the road alignment.

13 CHAIR TRAUTMAN: Okay.

14 COMMISSIONER OSTROM: I'd like to ask one question.
15 On that resource line, how much study really went into that? I
16 mean, was it a real comprehensive study or was it just kind of
17 someone took a felt pen because they walked along with it?
18 Because we're, we're really wanting to, to, you know, at the
19 expense of the developer, we're wanting to, to really
20 accomplish something significant here. And I, I think that we,
21 we need to understand what the basis is because there has been
22 a lot of work on the line already suggested. And, and I'm, I'm
23 not trying to say that I, I don't want to go there, but I'm
24 just trying to -- I want to, I want to do things on the basis
25 of, you know, data and hard, hard fact.

1 MR. BERTONI: Well, if I may, yeah, Commissioner
2 Ostrom, I'd like to have a representative from Impact Sciences,
3 the EIR preparer, to talk about that -- the study that went
4 into that.

5 MR. BABCOCK: Hi. Good evening. Keith Babcock,
6 Director of Biology for Impact Sciences. I talked a little bit
7 with Jeff about this. The resource line, the intent in
8 delineating the resource line was based on a number of things.
9 First, back when the Army Corp delineated the river for their
10 jurisdictional purposes they drew some lines or drew a
11 delineation line in delineating the boundaries of their
12 jurisdiction. Fish and Game also has jurisdiction over the
13 river. It's line is typically a lot broader in extent than the
14 Army Corps. It extends to the outer edge of the riparian
15 habitat and, and/or wetland habitat that's associated with a
16 creek, stream, river and so forth. It would be subject to
17 stream and alteration agreement under Section 1600, Fish and
18 Game Code.

19 Then there's the biological aspect of it. Where
20 really does the resources associated with the river end and
21 those associated with upland habitats begin. So the intent of
22 that resource line took into consideration jurisdictional
23 boundaries by Army Corp, jurisdictional boundaries by Fish and
24 Game, and literally walking the river and determining where the
25 edge of that upland habitat met the riparian habitat. And we

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1 erred on the site of being conservative to say -- you know,
2 'cause some of these, you know, this habitat and this river as
3 you know is very dynamic. It's effected by flood regimes and
4 rain events, some of the remaining terraces associated with the
5 river, upland terraces, lower terraces. So we err on the side
6 of these, these upland, upland terraces where outermost edge of
7 any vegetation or soils associated with the river were included
8 in that resource line.

9 COMMISSIONER OSTROM: So if you're to draw an error
10 bar, I mean, what -- is it like plus or minus twenty feet or
11 fifty feet or ten feet or -- I'm trying to get some kind of a
12 feel as to what --

13 MR. BABCOCK: Yeah. Obviously we stuck pretty close
14 with what the Army Corp Fish and Game line came up with at the
15 time they delineated the habitat for the NRMP, for the permits
16 associated with the NRMP. Obviously the river changes from
17 year to year. And -- but we've really stuck with those -- the
18 mature vegetation you see out there for the cottonwoods, for
19 example, are a good example of when mature vegetation grows
20 along the creek or river it's there because there hasn't been a
21 whole lot of scouring or washing over a period of years. So
22 the outer edge of any mature vegetation would have a very high
23 degree of confidence if that's where that riparian edge is
24 'cause it hasn't been scoured for awhile. In areas where the
25 river has been scoured periodically that line may move, yes, a

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1 little bit. But, but again, we focused back, when we had those
2 kinds of situations we focused back onto -- or fell back onto
3 the Fish and Game and Army Corp lines to give us that
4 certainty.

5 COMMISSIONER OSTROM: Yeah. You know, like, like,
6 you know, the Mississippi River if you look back it can -- it
7 wanders back and forth miles and miles. And I was just trying
8 to get a feel for how much this river tended to, to wander in
9 terms of your own experience.

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10 MR. BABCOCK: Right. There are some areas where we
11 have a very high degree of confidence, again based on the
12 contours of the bank, if there's, you know, steep banks versus
13 terraces.

14 COMMISSIONER OSTROM: Transversely, are we looking at
15 fifteen feet, twenty-five feet, a hundred feet?

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16 MR. BABCOCK: Well, you know, it's under -- as I say,
17 we're looking at, you know, just a few feet 'cause we had, you
18 know, there's very mature vegetation. In some areas you have
19 fifteen, twenty feet, give or take.

20 COMMISSIONER OSTROM: Okay. Yeah. That, that's kind
21 of the feel I wanted.

22 MR. BABCOCK: Okay. Sure.

23 COMMISSIONER OSTROM: I mean, I'm not trying to pin
24 you down. I just wanted to, to get a feel for what the, you
25 know, the margin of, of your confidence was on that.

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1 MR. BABCOCK: Right.

2 COMMISSIONER OSTROM: Okay. Very good.

3 CHAIR TRAUTMAN: Okay. So in terms of my comments on
4 the recommendations on the other issues, well, again, the
5 private streets, yes, and the gatings, yes, fine.

6 Relocating the equestrian trail, if the City's vision
7 is that that trail is to be meant for horses and that we are
8 connecting them with that intent but we're taking it above and
9 we're taking on the bridge then I support staff's request for
10 an additional five feet on that bridge because pedestrians and
11 horses don't necessarily mix, and you need to give everybody a
12 wide berth there I think.

13 As far as the noise, adding the mature landscaping
14 and having that maintained by the HOA, which I assume is the
15 case, that, that sounds good, and that's a seven foot wall
16 anyway.

17 So the bridge abutments, if the guidebook will
18 improve the aesthetics, if it's only suggested that can be
19 taken or left then I don't know about that. But if we're
20 talking about this gateway road coming through the City and we
21 want it to be, you know, to stand out, again, this is a case
22 where we can say, oh, we've done the bridge abutments all over
23 the City the same way. What's innovative? Here's innovative.
24 Take it and do something that says this is a special area, this
25 is a special road, this is a gateway. That is innovative.

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1 Having read through the information from the -- that
2 was submitted regarding the bike trails, I would like to see a
3 discussion of that in a study session or something to talk
4 about what we might do for Class II trails that are on roads,
5 because I understand their concerns. I'm not a bicyclist
6 myself but they made some very good points. Part of it,
7 though, was talking about trails on one side versus the other.
8 And I'm just wondering if we couldn't consider a Class I trail
9 on either side of Santa Clarita Parkway as a possibility.

10 Pedestrian bridge, this is, this is a big thing of
11 mine too because I've got to say my -- having kids in the
12 Saugus system, having been on site councils and parent advisory
13 committees in know how the numbers change, I know how kids have
14 been moved around in the district. And I know that at this
15 point in time Emblem School's scheduled to have about a hundred
16 and thirty-five students, but Bridgeport is going to be -- is
17 already packed and they've got about nine hundred and sixty-
18 some-odd students or thereabouts. So I don't see these
19 children walking over the bridge, down under the bridge on the
20 City's trails to go to Bridgeport because I don't see that
21 happening, I really and truly don't.

22 So I do, I think there is more of a nexus on this. I
23 think that that pedestrian bridge will be more than just a
24 regional connection. I think that it's a route to school. So
25 I would like to see a better contribution from the applicant on

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1 that. I'd like to see the applicant do better on that.

2 Guzzlers sound great, thank you for asking for that.
3 I'm not sure which Commissioner brought it up but it think
4 that's a great idea, and I thank the City staff for taking
5 action on that.

6 Let me just take a look at something. The bank
7 stabilization, now I do have a question on this. I understand
8 the bio-engineer doesn't work for this kind of hydrologic
9 situation, but couldn't -- you're saying here that bio-
10 engineered stabilization uses, uses native landscaping.
11 Couldn't that type of native landscaping stabilization be used
12 under the FEMA line scenario as a substitute for buried bank
13 stabilization on the western portion of the project? And in
14 this case it could serve three purposes. It could provide
15 additional reinforcement to an area near Newhall Ranch Road
16 extension. It could provide for restoration of the disturbed
17 and dist areas and it would provide enhancement of the riparian
18 resources in this area.

19 MR. HOGAN: We had extensive conversations with the
20 Engineering Department on that. Maybe Jim Jordan will need to
21 come up here again on that. Again, it's part of the L.A.
22 County Flood Control District too on what they accept. But
23 I'll let, I'll let him talk more specifically.

24 MR. JORDON: The problem with that is to meet the
25 requirements to build the homes in that area they need specific

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1 protection, and that's determined by Los Angeles County Flood
2 Control. And the type -- that -- the vegetarian type bank
3 stabilization does not meet their requirements for that.

4 CHAIR TRAUTMAN: Okay. But it was my understanding
5 that it -- in one of these applications here, and I thought it
6 was the -- I thought it was maybe Q-CAP and the FEMA line
7 scenarios, there was talk of pulling back on some of the buried
8 bank stabilization. I'm not suggesting substituting this other
9 bank stabilization for that. I'm talking about installing it
10 in another area from which it was being backed out. And I
11 thought it was being backed out from the eastern portion of
12 what would be the commercial project over to a portion of A-1.

13 MR. HOGAN: I think we were talking about pulling
14 back bank stabilization. We're still talking about buried bank
15 stabilization.

16 MR. JORDON: Right.

17 CHAIR TRAUTMAN: You're talking about pulling
18 back --

19 MR. HOGAN: Yeah.

20 CHAIR TRAUTMAN: -- the line --

21 MR. HOGAN: Yeah, I'm sorry.

22 CHAIR TRAUTMAN: -- not pulling -- not eliminating
23 it. Okay.

24 MR. JORDON: Right. The, the, the distance from the
25 center line of the river.

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1 CHAIR TRAUTMAN: Okay.

2 MR. JORDON: That, that's the pullback, that's what
3 we're talking about. It still needs to run the full length of
4 the river on the western end.

5 CHAIR TRAUTMAN: Okay. All right. Sorry, I
6 misunderstood.

7 MR. JORDON: Okay.

8 CHAIR TRAUTMAN: Thank you very much.

9 MR. JORDON: Could, could I make a clarification if
10 you don't mind real quickly too?

11 CHAIR TRAUTMAN: Sure.

12 MR. JORDON: On the Q-CAP's, because I think there
13 might have been some confusion on that, all the Q-CAP does is
14 it requires a flood way study to be done prior to building
15 what's in that area. And Newhall has done a study on that,
16 they've done a flood way study that shows that their proposals
17 will not affect rising the waterway levels for the Q-CAP line,
18 so they've met that requirement. To build within the FEMA
19 lines you don't have to do a study, you just have to raise it
20 to the required levels. Any construction within the, the Q-CAP
21 lines have to have a flood way study done that shows that what
22 you're doing is not going to raise the water levels, and they
23 have done that already. So I want to clarify that.

24 CHAIR TRAUTMAN: All right. Thank you. One other
25 quick question about the wildlife corridor, because I think

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1 that I, you know, I also support the under-crossing for the
2 wildlife, but you said that it would be a future enhancement?

3 MR. HOGAN: A potential. We, we could work something
4 out --

5 CHAIR TRAUTMAN: Okay.

6 MR. HOGAN: -- from now until August 31st as far as
7 what, what that would entail.

8 CHAIR TRAUTMAN: Okay. Because I'd like to see that
9 included. I -- you know, again, it's an area that's been
10 disturbed, but that doesn't mean we can't make it better and
11 bring it back more to its natural state. Bike trails, again,
12 yes to the study session. And apartments to rentals, I agree
13 with Commissioner Winsman, I was glad to see the numbers move,
14 but I'd, I'd like to see more for sale units, or all of that
15 area for sale units. Let me see. And I think that those were
16 all the comments and questions that I have for now.

17 MR. HOGAN: Chair Trautman?

18 CHAIR TRAUTMAN: So --

19 MR. HOGAN: I'd just kind of like to go over --
20 there's some things that I want to make sure as the planning --
21 as the body of the Planning Commission agrees on. There's
22 still some outstanding issues.

23 I've heard from Commissioner Winsman and Chair that
24 they want all the apartments in Area C for sale units. I need
25 direction on that from the Planning Commission.

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1 I need, as far as the adjustment for lot size and lot
2 width, I've heard from Chair Berger but I need Planning
3 Commission direction on that.

4 The bridge abutments, staff can clean that up a
5 little bit, say subject to the guidelines, and maybe include in
6 the bridge abutments, you know, talk about stone veneer or, you
7 know, intentions, we can get specific on, on that condition if
8 the Planning Commission wishes.

9 The pedestrian bridge, equestrian, the equestrian
10 trail bridge, I've heard from Chair that she would like the
11 twenty feet, not the fifteen feet. I need direction on that
12 from the Planning Commission.

13 I need direction from the Planning Commission on the
14 resource or the FEMA. I've heard from Chair Trautman that
15 she'd like the FEMA line exhibit, exhibit, maybe keeping the,
16 the park in, in the same location as it is now. And the
17 additional area on the south portion of that tip where there's
18 SCA area have some sort of green belt, or the resource line
19 exhibit. I need direction on that.

20 Chair Trautman talked about the Class I combo sites
21 on Santa Clarita Parkway. I need direction from the Planning
22 Commission on that.

23 And the percentage of the --

24 COMMISSIONER BERGER: You need a lot of things. Do
25 you want to start talking about it?

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1 CHAIR TRAUTMAN: You know, maybe we should --

2 MR. HOGAN: Yeah, I, I --

3 MR. BERTONI: I think that -- let me just go over the
4 areas where I think that I don't hear agreement --

5 MR. HOGAN: Okay.

6 MR. BERTONI: -- and let's just hit those. I only
7 get four that I saw when I went down the list.

8 On the list on Pages 14 and 15 in staff report
9 there's a, there's a series of items, and let me just hit them
10 up. I think you're pretty much in agreement on all of these
11 except a couple of them. The resource project, that -- the,
12 the resource line scenario, the -- whether there's a twenty
13 foot or fifteen foot trail over the bridge, what the
14 applicant's contribution is the pedestrian bridge, and the list
15 of benefits under the innovative criteria, as well as the
16 apartments which is the one right above. So I, I can list one,
17 two, three, four, five points on this list that the Commission
18 did not agree to. Is that correct? Okay.

19 Then let me go backwards. Accepting the list of
20 project benefits as part of innovative criteria, I think you
21 really agreed with some of them but not all of them, and why --
22 I just want to make sure it's clear because we're going to come
23 back to you eventually saying that if you want to improve the
24 project these are the reasons why it's innovative. The one's
25 that I would keep on the list after hearing what you said, if I

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1 heard correctly, is you believe that it's reasonable to say
2 that number one, two, four, seven, and then eleven were, it's
3 on Page 13 to 16, would be considered towards innovative. I
4 think that's the whole issue of, of open space and river and
5 park and, and the roads and, and those types of issues, as well
6 as the offsite dedication, those five were within the reason
7 of, of it, one, two -- numbers one, two, four, seven, ten, and
8 eleven. And you'd like to have all the, the units in Area C
9 from condo. I, I think I was hearing that. There was some
10 disagreement over whether or not it should be all the
11 pedestrian bridge, the fifteen versus twenty, and then the
12 resource line.

13 So my suggestion was just maybe we could just take a
14 quick -- vote on those issues, you know, starting with the
15 first one, whether it's the resource line or another line.

16 CHAIR TRAUTMAN: Okay. We'll start with Commissioner
17 Winsman.

18 COMMISSIONER WINSMAN: I was the one who suggested
19 initially. I, I favor the, the resource line scenario.

20 CHAIR TRAUTMAN: Okay. Commission --

21 COMMISSIONER BERGER: I agree.

22 CHAIR TRAUTMAN: -- Berger. Well, I favor FEMA
23 because it's -- it adheres to what Department of Fish and Game
24 wants, and it is more innovative to create a bigger buffer for
25 riparian habitat.

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1 COMMISSIONER BURKHART: Resource.

2 COMMISSIONER OSTROM: I'm kind of leaning between
3 where the -- what they originally proposed and resource.

4 MR. BERTONI: Okay. So it sounds like we have --

5 CHAIR TRAUTMAN: So we have at least two for
6 resource.

7 MR. BERTONI: -- some are for resource line. The
8 next is the twenty foot versus the fifteen foot request for the
9 -- on, on the trail.

10 COMMISSIONER BERGER: I have to go with what the
11 staff recommends.

12 MR. BERTONI: Twenty foot.

13 CHAIR TRAUTMAN: Commissioner Winsman?

14 COMMISSIONER WINSMAN: I'm comfortable with the
15 fifteen foot, but I'll, I'll go with staff recommendation.

16 CHAIR TRAUTMAN: Okay.

17 COMMISSIONER BURKHART: I'm, I'm going to stay with
18 fifteen foot. But I kind of already made that commitment
19 earlier I think.

20 COMMISSIONER OSTROM: Yeah, you know, I -- you know,
21 from, from horse country and everything like that, yeah, I, I,
22 I really don't -- I'd have to go and talk with some trail
23 people on that. And, and I, I really don't know -- I haven't
24 heard of anything fifteen feet wide at all in, in the Sand
25 Canyon. And we have things narrow, but we also don't have any

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1 bridges. And, and I'm also concerned about pedestrian caliber
2 horse bridges. And this whole thing, just like, you know,
3 concerns me, because when we typically have an unusual
4 situation like this is we go to great lengths to, to walk
5 around. The idea is your walking -- you're not -- it's not
6 pony express, we're not in a hurry. They do take departures
7 from the main trail. And I, I don't understand why we're
8 widening a bridge from something which seems very large to
9 something which is incredibly large for a horse trail. That's
10 kind of where I'm at.

11 CHAIR TRAUTMAN: And I would say twenty feet. So I
12 think that gets us three with twenty feet.

13 MR. BERTONI: Okay. That's twenty feet.

14 COMMISSIONER OSTROM: But I'll try and get smarter
15 before the next meeting.

16 MR. BERTONI: And I have seen horse riders in that
17 river, by the way, once I did see that.

18 COMMISSIONER BURKHART: You better not because they
19 said that you're not allowed to go in the river with your
20 horse, that's why we're building a bridge.

21 MR. BERTONI: Okay. Shot, it's being recorded.

22 COMMISSIONER BURKHART: Make sure we keep those
23 animals out of the river.

24 COMMISSIONER OSTROM: This whole -- yeah.

25 CHAIR TRAUTMAN: You don't have to identify the

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1 person.

2 MR. BERTONI: I didn't see that. I didn't site them.
3 The whole issue of the, the cost that the applicant will pay on
4 the pedestrian bridge over Newhall Ranch Road, the staff's
5 recommended that twenty-five percent of the costs associated
6 with the bridge, given the studies that we've done.

7 COMMISSIONER OSTROM: What --

8 CHAIR TRAUTMAN: Are you talking about the pedestrian
9 bridge?

10 MR. BERTONI: Crossing, yeah.

11 COMMISSIONER OSTROM: Providing twenty-five percent?

12 MR. BERTONI: I'm sorry, the pedestrian bridge over
13 Newhall Ranch Road, how much the applicant pays for the
14 construction of that, what they're contribution is. We're
15 recommending twenty -- twenty-five percent of the costs
16 associated with that construction.

17 COMMISSIONER OSTROM: I think that's great.

18 COMMISSIONER BERGER: They've already, they've
19 already agreed to twenty-five percent, is that correct?

20 COMMISSIONER OSTROM: Yeah.

21 MR. BERTONI: Um-hum.

22 COMMISSIONER BURKHART: I, I think the bridge
23 analysis showed that there was no obligation at all, and the
24 twenty-five percent was a volunteered contribution to it, to
25 where nothing was required. And we've relied on these bridge

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1 analysis reports for many years, so I tend to agree with it.

2 COMMISSIONER WINSMAN: If, if we're going to, if
3 we're going to require them to, to make a twenty foot wide
4 bridge for pedestrians and, and equestrians then maybe the
5 trade off on that is to accept their twenty-five percent
6 contribution for the pedestrian bridge.

7 CHAIR TRAUTMAN: Commissioner Berger?

8 COMMISSIONER BERGER: Yeah, twenty-five percent's
9 generous. I think it's, it's, it's a nice gift.

10 CHAIR TRAUTMAN: Well, again, I think that the
11 reduction in the road size that needs to be installed on Santa
12 Clarita Parkway, and the fact that I don't agree with the study
13 in terms of the nexus, I think there are a lot more people who
14 will be crossing that bridge, I think it should be more like
15 fifty percent. But I'm overruled. So --

16 MR. BERTONI: The next one down the list is the
17 number for converting apartments to condos. Right now they're
18 proposing one sixty be converted. There's been some talk of
19 having the remaining two sixty in existing -- in addition to
20 the one sixty to be used as -- to be converted to condos.

21 CHAIR TRAUTMAN: That is the full -- are we talking
22 about the full --

23 MR. BERTONI: Yeah.

24 CHAIR TRAUTMAN: Okay.

25 MR. BERTONI: Whole Area C.

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1 CHAIR TRAUTMAN: Okay.

2 COMMISSIONER WINSMAN: All.

3 CHAIR TRAUTMAN: All?

4 COMMISSIONER BERGER: All four twenty.

5 COMMISSIONER BURKHART: You know, I, I support going
6 after as much of it as you can get. So, you know, open the,
7 open the negotiation.

8 COMMISSIONER OSTROM: Yeah. My, my take on it is
9 that I would like to see a building product that is condo-able
10 so that they can change into condos. There's, there's some --
11 you know, Rick keeps bringing up litigation issues. There's,
12 there's a real hard nut to crack I think in our legal system,
13 and I'm really sympathetic to it. But ultimately it will be
14 resolved. And I think what it amounts to is that we want to
15 have washing machines and, and better parking for these units.
16 And if they -- however they -- whether they rent them or has
17 them as condos doesn't make -- you know, my thing is I want
18 them to be made into condos when, when it, when it makes sense
19 in our society.

20 COMMISSIONER BERGER: Dennis, I, I think -- oh, never
21 mind. Let's do it another time.

22 CHAIR TRAUTMAN: Well, I say, I say convert all.

23 MR. BERTONI: All, all, that's all. And then the
24 last thing, as I mentioned before, that if you agree with the
25 ones I mentioned for -- to be used for innovative criteria on

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1 that list which would come back as part of your resolution.

2 COMMISSIONER BERGER: We could look at them again,
3 but those were the ones that I saw.

4 MR. BERTONI: It takes out about half to them --

5 COMMISSIONER BERGER: Yeah.

6 MR. BERTONI: -- and leaves half of them on it.

7 COMMISSIONER BERGER: Right.

8 COMMISSIONER BURKHART: I think somebody said they,
9 they all have some weight, you know, some may be ones and two,
10 and others may be twenties and thirties. But I'm happy with
11 the list.

12 COMMISSIONER BERGER: Yeah.

13 COMMISSIONER BURKHART: The list you read off sounds
14 fine to me.

15 MR. BERTONI: Let's break it up now. Okay. Great.
16 And then the only thing we have left is in terms of the
17 additional information to bring back to you. I just want to
18 make sure, Commission Winsman, did we answer your question on
19 that trail linkage that you -- one of your very -- at the very
20 beginning of the Planning Commission comments?

21 COMMISSIONER WINSMAN: Yes, I got that linkage --

22 MR. BERTONI: Okay.

23 COMMISSIONER WINSMAN: -- and now where it's going to
24 go. And the only thing that we don't have is how much it's
25 going to cost, but since the applicant has already agreed to

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1 pay twenty-five percent of it --

2 MR. BERTONI: Okay.

3 COMMISSIONER WINSMAN: -- whatever that figure may
4 be.

5 MR. BERTONI: Okay. And I think, Commissioner
6 Berger, all of your questions were answered regarding lot size,
7 innovative we talked about, the Riverpark we talked about, and
8 the regional trail. So we had your questions answered I
9 believe.

10 Commissioner Burkhardt's questions, I think those were
11 answered on there.

12 MR. HOGAN: Mr., Mr. Bertoni, just on the lot size,
13 are we saying that -- yes to the adjustment for lot size and
14 lot width, or no?

15 CHAIR TRAUTMAN: Commissioner -- Vice Chair Ostrom.

16 COMMISSIONER BERGER: That's my -- yeah.

17 COMMISSIONER OSTROM: Well, the -- Mike brought it
18 up. I brought it up several months ago that -- what I want to
19 do is -- my, my idea is that we have a unified development code
20 and unless there's a real reason you, you want to stay with the
21 minimums of that. And so I, I would like to know the same
22 information that Mike asked for is what, what, what is the
23 impact.

24 COMMISSIONER BERGER: I think -- can you ask your
25 question again, the way you phrased it originally?

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1 MR. BERTONI: As far as --

2 COMMISSIONER BERGER: To Dennis.

3 MR. BERTONI: Oh.

4 COMMISSIONER OSTROM: I, I didn't even hear the
5 question.

6 COMMISSIONER BERGER: Yeah, you just --

7 MR. BERTONI: The Planning Commission as a body is
8 okay with the applicant's request for an adjustment. Right now
9 their current design includes five lots at forty-five hundred
10 and some lot widths that are going to be forty-five instead of
11 fifty, and whether or not the Planning Commission wants to take
12 that away from the applicant or grant his request with the
13 recommendation?

14 COMMISSIONER OSTROM: Well, I -- see, one of the
15 topics that I've been wanting to talk about is parking and --
16 you know, on the street. And without that conversation I would
17 have to go with just sticking with the fifty foot wide right
18 now, 'cause I want to know what the impacts going to be in
19 terms of parking.

20 MR. BERTONI: Would you like staff -- I mean, that's
21 something we can bring back at the next meeting, let's talk
22 about -- I don't think we've really had a full discussion on
23 that, so I think we can bring lot size and parking as one item

24 COMMISSIONER OSTROM: Yeah.

25 MR. BERTONI: And Commissioner -- I don't -- if

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1 there's -- I think we answered the rest of the questions,
2 Commissioner Ostrom. Chair Trautman, you had some question
3 regarding the cost difference between landscaping and paving,
4 the Santa Clarita Parkway. Did you get those answered or --
5 it's, it's what's the difference of, yeah, there's extra lanes,
6 if we were going to pave them or, or, or landscape them.

7 CHAIR TRAUTMAN: Well, what I, what I wanted to know
8 is what the cost savings is to the applicant for putting in
9 four lanes versus six.

10 MR. BERTONI: Okay. We can --

11 CHAIR TRAUTMAN: But I think Glenn is going to look
12 into that.

13 MR. BERTONI: Yeah, we can get that. I mean, my
14 hunch is it's the largest -- by far the largest cost is the
15 grading and they will be doing all the grading, so -- but we
16 can get -- we can take a look at that cost difference.

17 COMMISSIONER WINSMAN: Isn't that fee established?

18 MR. BERTONI: Pardon me?

19 COMMISSIONER WINSMAN: Isn't that cost established,
20 they're BNT fees?

21 MR. BERTONI: Yeah. Their obligation is established
22 under the BNT fees but the cost is something separate. So
23 there's the -- what their obligation is and, and the credit
24 they get for constructing it and those costs. So I think we,
25 we can bring back the cost difference, the fees. It probably

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1 is not going to be a real huge cost difference I would imagine
2 between the two, given the overall cost to construct a lane.

3 CHAIR TRAUTMAN: But I'm just looking at that as, you
4 know, and we've already discussed the pedestrian bridge, but if
5 there's a cost savings there maybe it can be put towards
6 something else.

7 MR. BERTONI: Yeah.

8 CHAIR TRAUTMAN: So, okay.

9 MR. BERTONI: Did we get your other items, Chair
10 Trautman?

11 CHAIR TRAUTMAN: I'm sure I'll have more as soon as
12 we finish this meeting, but I can't remember what they are now

13 MR. BERTONI: Okay. Great. So those are the two
14 items that we'd be bringing back to the next meeting, the, the
15 parking, the adjustment for the lot sizes and parking, and then
16 the cost difference between landscape and pavement.

17 COMMISSIONER OSTROM: The other thing is that someone
18 on the staff is going to have a discussion with Mr. Adamick
19 about any pieces of land that may be out there.

20 MR. FOLLSTAD: On the adjustments, is the Planning
21 Commission okay with the increase of the height of the walls
22 from six feet to seven feet and the reduction of the front yard
23 setback to sixteen feet, no, no reduction on the front yard
24 setback, just the height of the walls is okay?

25 MR. HOGAN: So we can bring the final setback back

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1 with the lot widths.

2 CHAIR TRAUTMAN: Yeah, we'll look at setback.

3 MR. FOLLSTAD: And the lot size -- they all go
4 together, the lot widths, parking setbacks, all that.

5 COMMISSIONER OSTROM: Yeah. Could we also get some
6 sensitivity from the architect consultant? 'Cause what we're
7 talking about now is numbers and I would just want to have an
8 independent architect just to make sure that he says, yeah,
9 that's going to do what they say it's going to do?

10 MR. BERTONI: We'll see if, we'll see if they're
11 available at the next meeting.

12 CHAIR TRAUTMAN: Okay. Are there any other issues
13 still to be resolved, if anyone can think of it at this hour?
14 Okay. Well, I'm sure there will be more down the line. So if
15 there's no further discussion by the Commission we'll close the
16 public hearing and ask for a motion.

17 COMMISSIONER OSTROM: Not yet. Oh, oh, to continue
18 it?

19 CHAIR TRAUTMAN: To continue.

20 COMMISSIONER WINSMAN: Move to continue this public
21 hearing 'til August 31st.

22 COMMISSIONER BURKHART: Second.

23 CHAIR TRAUTMAN: All in favor?

24 ALL COMMISSIONERS: Aye.

25 MR. FOLLSTAD: And the, and the meeting will be 5:30

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1 as opposed to our traditional 7:00, if that's okay with the
2 Planning Commission?

3 CHAIR TRAUTMAN: Fine.

4 COMMISSIONER OSTROM: 5:30?

5 MR. FOLLSTAD: 5:30. And we'll also have -- that
6 night we'll have the consent calendar for the item that was
7 Number 1 on the agenda tonight.

8 AGENDA ITEM NO. 2 CONCLUDED AT 12:02 A.M.

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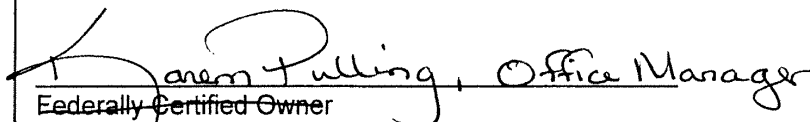
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CERTIFICATION

I (WE) CERTIFY THAT THE FOREGOING IS A CORRECT TRANSCRIPT FROM
THE ELECTRONIC SOUND RECORDING OF THE PROCEEDING IN THE
ABOVE-MENTIONED MATTER.

LUTZ & COMPANY, INC.
100 WEST LEMON
SUITE 103
MONROVIA, CALIFORNIA 91016
(626) 303-1113



Federally Certified Owner



Signature of Transcriber

AAERT Cert. No.

7/26/04

Date

CITY OF SANTA CLARITA
PLANNING COMMISSION

IN THE MATTER OF: .
AGENDA ITEM NO. 2 .
RIVERPARK PROJECT .
(MASTER CASE NO. 02-175, .
VESTING TENTATIVE TRACT MAP .
53425, GENERAL PLAN AMENDMENT .
02-002, ZONE CHANGE 02-002, .
OAK TREE PERMIT 02-025 .
CONDITIONAL USE PERMIT 02-009, .
HILLSIDE REVIEW 02-003, & .
ADJUSTMENT 02-010) .
ENVIRONMENTAL IMPACT REPORT .
SCH#2001091081 .
.

PARTIAL TRANSCRIPT OF PROCEEDINGS

TAKEN AT SANTA CLARITA CITY HALL

CITY COUNCIL CHAMBERS

23920 VALENCIA BOULEVARD

SANTA CLARITA, CALIFORNIA

TUESDAY, AUGUST 31, 2004

HEARD BEFORE DIANE TRAUTMAN, CHAIR

ELECTRONIC REPORTER: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

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APPEARANCES:

COMMISSION CHAIR: DIANE TRAUTMAN
COMMISSION VICE CHAIR: DENNIS OSTROM
COMMISSIONERS: TIM BURKHART
MIKE BERGER
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN
PLANNING MANAGER: VINCE BERTONI
SENIOR PLANNER: FRED FOLLSTAD
ASSOCIATE PLANNER: JEFF HOGAN
CITY ATTORNEY: JOSEPH MONTES
ENGINEERING DEPARTMENT: JIM JORDON

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
CONNIE WORDEN-ROBERTS
DOUG SONDEREGGER
LANCE WILLIAMS
RANDY WRAGE
JIM BACKER
CAM NOLTEMEYER
LYNNE PLAMBECK
MARIA GUTZEIT
THERESA SAVAIIKIE
KRIS OLENKAMP
KAREN PEARSON

(CONTINUED)

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PUBLIC SPEAKERS (CONT.):

TANA LAMPTON

STACEY KELLEHER

LOUISE HARTWELL

MICHAEL SULLIVAN

ERIC SANCHEZ

DAMON WING

BARBARA WAMPOLE

HENRY SCHULTZ

MELANIE WINTER

ROBERT MONTELEONE

JOHN GONZALEZ

KYLE KLECHNER

KATHERINE SQUIRES

CAROLINE SQUIRES

LARRY KANNER

JOHN WISDA

MARC FLORES

MONICA ALMADA

BERNIE GALIPESON

JUDITH ADAMS

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, AUGUST 31, 2004
2 PROCEEDINGS IN PROGRESS, AGENDA ITEM NO. 2 BEGIN AT 6:24 P.M.

3 CHAIR TRAUTMAN: the next item, the next item is our
4 continued public hearing on Riverpark Project, that's Item 2,
5 Master Case Number 02-10 -- 175, Vesting Tentative Tract Map
6 53425, General Plan Amendment 02-002, Zone Change 02-002, Oak
7 Tree Permit 02-025, Conditional Use Permit 02-009, Hillside
8 Review 02-003, and Adjustment 02-010, Environmental Impact
9 Report 2001091081. And I will ask Mr. Hogan when he's ready to
10 proceed with the staff report.

11 MR. HOGAN: Good evening, Chairwoman and Members of
12 the Planning Commission. I'm Jeff Hogan, Associate Planner
13 with the Planning Division. Riding before you tonight is the
14 Riverpark Project. It was last heard at the July 20th, 2004
15 Planning Commission meeting.

16 And the purpose of tonight's meeting is to provide --
17 revise site plan reflecting the various modifications the
18 Planning Commission requested, receive direction from the
19 Planning Commission on the three main issues, direct staff to
20 prepare the necessary documents for the October 5th, 2004
21 Planning Commission meeting for recommendation of approval to
22 the City Council.

23 CHAIR TRAUTMAN: Yeah.

24 MR. HOGAN: The revised site plan, some of the key
25 modifications that was requested and that the applicant has

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1 made are moving the development in the -- western portion of
2 the site further away from the river which resulted in a loss
3 of fifteen single-family homes and two or three commercial
4 acres. They also rerouted the equestrian trail away from the
5 river on the eastern portion of the site. And they've
6 converted Area C from apartments to condominiums and town homes
7 for a loss of forty residential lots. They've also redesigned
8 Area D eliminating grading on top of the ridge facing the
9 Emblem neighborhood. And they've also included fencing or
10 block wall per the request of the neighborhood in the back.
11 They've also redesigned the active park per Parks
12 recommendation.

13 And here's a view of the Riverpark revised site plan.
14 Again, as you can see, they've pulled away from the river along
15 this edge right here and in the commercial area right here, so
16 there will be one, approximately one acre of commercial on
17 Bouquet right next to the Bouquet Bridge. And again, they've
18 pushed back here saving all of the cottonwoods and mature
19 riparian resources along here. So now there's a total of two
20 hundred and five single-family homes in this area rather than
21 the original two twenty.

22 In addition, Planning Commission Members, the
23 equestrian trail looped around and underneath the pipeline, and
24 now it's going over the pipeline.

25 And included in the revised site plan are various

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1 conditions of approval that included the ability to gate Area
2 A-1 and Area A-2 and Area C up here. And the pedestrian
3 bridge, the applicant will be required to contribute twenty-
4 five percent to the construction of the bridge and various
5 other conditions that are in your staff report tonight that we
6 can go over if the Planning Commission wishes.

7 The last remaining issues the Planning Commission
8 had, the first -- the Planning Commission had concerns still
9 with the proposed adjustments, that included the lot width, lot
10 size and front yard setback reductions. The applicant has
11 since withdrawn their request for lot size reductions. So as
12 of today they're requesting reduction in lot widths from fifty
13 feet to forty-four feet for approximately seventy-seven of the
14 two hundred and five lots. And they're still requesting front
15 yard setback reductions from -- from twenty feet to sixteen
16 feet for the front elevations and eighteen feet for the
17 garages. And that would be for the whole -- for all the
18 single-family homes for their front yard setbacks.

19 The Planning Commission requested the applicant to
20 provide materials to support their request. In addition, for
21 the city design consultant to review the adjustments. The
22 city's design consultant did review the proposal and felt
23 comfortable with the adjustments with the following
24 recommendation which included that ninety-five percent of the
25 garages be set back from the front elevation, breaking up the

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1 garage doors, rather than having one large garage door, maybe
2 separating them into ten and ten, staggered two single car
3 garages by a couple feet, and no three car garages unless
4 they're tandem.

5 Another issue that the Planning Commission had, or
6 not necessarily an issue, more or less that the Commission
7 wanted us to look into the cost difference between paving the
8 road, Santa Clarita Parkway, and landscaping. After
9 researching the Engineering Department and the Parks
10 Department, Planning Department came up with that the range was
11 around ten to twelve dollars (\$10 - \$12) a square foot. It
12 came to be approximately five hundred to six hundred thousand
13 dollars (\$500,000 - \$600,000). Not really a significant cost
14 difference without really going to final plans, street
15 improvement plans, grading plans, and we can talk more about
16 that. We have representatives from Engineering and Parks
17 Department.

18 The last issue is that the Planning Commission
19 requested that the applicant look at other offsite open space
20 areas that they still have. And the applicant has come back
21 with a proposal to include with the dedication of open space
22 approximately an additional hundred acres which would come to
23 about a hundred and forty acres which would include open space
24 from the Wiley Canyon Bridge all the way to the Bouquet Bridge.
25 And again, the applicant's here to discuss that more

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1 specifically and staff's here to answer any questions on that.

2 Lastly, the recommendation, staff recommends that the
3 Planning Commission receive testimony from the public, provide
4 direction to staff on the three main issues, close the public
5 hearing, and approve the project as revised, and direct staff
6 to prepare all the necessary documents for the October 5th, 2004
7 Planning Commission meeting for recommendation of approval to
8 the City Council. This concludes staff's presentation.

9 CHAIR TRAUTMAN: Thank you, Mr. Hogan.

10 Commissioners, are there are questions of staff at this time?

11 COMMISSIONER OSTROM: No.

12 CHAIR TRAUTMAN: We -- we don't of staff? Okay.

13 Okay. All right. We'll have the applicant speak, Mr. Glenn
14 Adamick.

15 MR. ADAMICK: Good evening, Chair Trautman, Members
16 of the Planning Commission. We'll get our PowerPoint set up
17 here, it looks like it already is. I don't want to reiterate
18 too much of what, what Mr. Hogan said, but we'll cover a little
19 bit of it.

20 I want to thank you first for, for your time and
21 patience. I know this has been a long process and, and I think
22 the, the changes that the Commission has directed us to do has
23 made the project a better project, and I'll run through those
24 right now. Next slide.

25 I want to first talk about the substantial changes

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1 that have been made to the project at the direction of the
2 Commission. First and foremost was the moving back of the bank
3 stabilization on the western portion of the site further away
4 from the river. This is even further away from the Natural
5 River Management Plan top of bank stabilization that was
6 approved by the agencies, Fish and Game and the Army Corp.

7 The next substantial modification was the conversion
8 of Area C from four hundred and twenty apartments to three
9 hundred and eighty condominiums or town homes or for sale
10 units. That was a reduction in, in units on the project of
11 about forty.

12 And then finally, the loss of two-thirds of acreage
13 on the commercial portion of the property. And Mr. Hogan went
14 through that as part of his presentation.

15 Some of the other substantial product modifications
16 are biological enhancements to the river and the aqueduct
17 corridor above and beyond the extensive mitigation that was
18 identified in the, in the Draft EIR for the project, as well as
19 the EIR/EIS prepared for the Natural River Management Plan. A
20 revised park plan for the Parks Commission's direction, there
21 was a great deal of work done there with Park staff, with
22 Newhall Land and with the Parks Commission to really create a
23 park plan that works best for the community, and this would be
24 a real great asset for the community as a twenty-nine acre
25 active/passive public park.

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1 The dedication of a hundred and thirty acres of
2 offsite property, and I'll talk about that in a little bit more
3 detail when we get to that exhibit, and I think finally the
4 redesign of Area D which addressed the Emblem concerns that
5 came from the folks that lived on Gavilan Drive. We worked
6 very hard with many of those folks early on in the process and
7 agreed to make some revisions to the project to reduce the
8 visual impacts of the project on their neighborhood. I'll run
9 through the revised site plan pretty quick. I think Mr. Hogan
10 touched on that. We can go to the next slide.

11 In regards to the, the South Fork property, the
12 Commission really at the July 20th meeting and the, and the
13 meeting previous to that requested that we work with staff to
14 identify some offsite properties that were under our ownership
15 that we could convey to the city as a part of our innovative
16 application. What we had done is we assembled initially a
17 thirty acre parcel that included the river and upland areas for
18 the South Fork of the river and upland areas between Valencia
19 Boulevard and Magic Mountain Parkway. We have added to that
20 considerably. We have brought an additional hundred acres into
21 the fold and have worked with, with Planning staff on
22 identifying that and bringing that to, to the Commission as
23 part of that. I think this goes back to, to initial policies
24 of the Council where they have made it clear that they would
25 like all of the river property to be under public ownership,

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1 and this would result in that as it relates to the South Fork.

2 I want to move on to the proposed adjustments. We
3 are requesting two additional -- or two adjustments. And as
4 Mr. Hogan indicated, we have gone away from the below five
5 thousand square foot minimum, all of our lots will comply with
6 that now. The adjustments that we are requesting is an
7 adjustment in the lot width down to a minimum of forty-four
8 feet rather than the fifty that is required, and also an
9 adjustment in regards to the front yard setback. And first and
10 foremost, the reason for the adjustment in the lot width goes
11 to really Newhall Land looking at product segmentation on, on
12 the project site. And one of the best ways to segment building
13 square footage sizes is through lot width. And we feel we've
14 created in the single-family neighborhood four distinct
15 communities that will work well together. You know, the lots
16 in the A-1 area vary in size from forty-four feet all the way
17 up to fifty-five feet as far as lot width. It allows us to do
18 smaller product on the forty-five foot lots, a little larger
19 project -- larger product on the fifty foot wide lots, and then
20 larger on fifty-five and then larger on the sixty.

21 I think as far as the front yard setback, the intent
22 there is to really break up the street scene. I think we agree
23 with, with RRM's recommendations except on one point, and that
24 is where ninety-five percent of the garages are recessed. I
25 think we have an ability through architecture to do a fabulous

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1 job on what that street scene looks like and, and could work
2 with staff on achieving that without meeting that ninety-five
3 percent standard.

4 I think finally our request is really consistent with
5 our other Valencia communities, you know, both in the city and
6 in the county. The North Valencia I Project and North Valencia
7 II Project had lot sizes, fee ownership lot sizes below five
8 thousand square feet. We have developed lots and lot widths
9 less than fifty feet. We have developed lots from the get go
10 in Valencia that, that have been below certain standards. So
11 we clearly think that we will do a great job with it and, and
12 that the Commission would be satisfied after it is built.

13 I wanted to run through some real examples. This is
14 up in the Westridge Community, this is the William Lyon Homes.
15 Again, what's happening here is we're moving with a portion of
16 the house into what would be that twenty foot front yard
17 setback. These homes are very nice and William Lyon did a very
18 good job. And I think here on some of the pictures, if you go
19 down the road, you can kind of see how it breaks up the street
20 scene. You, you have houses that are a little bit farther
21 back, houses that are a little bit closer. Next slide.

22 This again is in the Westridge Community. And again,
23 you can see the varying setbacks, and that's what we're trying
24 to accomplish here. Next slide.

25 Again, Westridge, and we'll move on to the next one.

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1 This is the Valencia Summit, a community that has
2 been around since really the mid-80's. And again here what
3 we've done is, is provide an example of a side facing or a side
4 turned garage so you're not looking at the, the garage itself,
5 you're looking at the side of the house. And in a lot of cases
6 the setback here has been reduced down to ten feet from back of
7 sidewalk. Next slide.

8 Again, the Valencia Summit and a way to treat it
9 where you're not looking at garages on the street scape.

10 This is one of our newer communities. This is Harbor
11 Woods in the Bridgeport Community. Again, you get the idea of
12 what we're trying to accomplish with the, the varying setbacks.
13 It gives you a good, good idea of what we're trying to do, and
14 that is back and forth. Again, these houses, with this parkway
15 design which is what is proposed in Riverpark, are as close as
16 ten feet with some of the porches. In all cases though their,
17 their driveway lengths are a minimum of eighteen feet so you
18 can still park two cars, and that's what we're proposing on
19 Riverpark as well. Again, Bridgeport.

20 I think finally I wanted to, to conclude with several
21 points. And as I indicated from the get go, it has been a very
22 long process, and I think there has been a lot accomplished. I
23 firmly believe we have come up with a project and we started
24 with a project that, that really married, married the
25 environmental constraints of the property with the need for

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1 housing. And I think, I think this project that, that has been
2 redesigned does that and does that very effectively. I think
3 Riverpark is well below the maximum densities that are
4 permitted, densities and intensities permitted by the City's
5 General Plan. We came in with a project that really mirrored
6 the constraints on the property. We didn't start with three
7 thousand units which the General Plan would allow. We came in
8 with something we felt was very fair and reasonable.

9 The, the project has real key amenities, both on the
10 private side and the public recreation side. We are providing
11 a twenty-nine acre active/passive park. We are doing two miles
12 of trail extension. We are improving that park. As far as
13 private recreation, we are going to do what you see in Valencia
14 throughout all of our communities, and that is a private
15 recreational facility with a pool, jacuzzi, and all the
16 amenities that comes with, with our Valencia neighborhoods.
17 Next slide.

18 I think the other thing I want to hit on is the
19 preservation and dedication of approximately four hundred and
20 forty acres of open space onsite, and now over a hundred and
21 thirty acres offsite. We are bringing a lot of property to the
22 table and, and dedicating that to the City of Santa Clarita. I
23 touched on the trail improvements.

24 And I think finally a significant contribution of
25 nearly twenty-five million dollars (\$25,000,000) to the last

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1 unfunded and unbuilt segment of the Cross Valley Connector.
2 The Cross Valley Connector has been identified by the city as
3 the number one roadway priority. This project accelerates the
4 completion of the Cross Valley Connector.

5 That really concludes my comments. I'm here to
6 answer any questions that you may have. Thank you.

7 CHAIR TRAUTMAN: Thank you, Mr. Adamick. Now we have
8 -- let's see --

9 COMMISSIONER WINSMAN: Madame Chair, can we ask a
10 question of Mr. Adamick?

11 CHAIR TRAUTMAN: You want to ask a question now?
12 Sure, that's fine. Mr. Adamick.

13 COMMISSIONER WINSMAN: Glenn, what's the status of
14 the portion of the Santa Clara Riverbed that's between Bouquet
15 Canyon and Valencia, the one stretch between the project and,
16 and this other piece that you're offering?

17 MR. ADAMICK: Between Bouquet Canyon and Valencia,
18 that's all under city ownership.

19 COMMISSIONER WINSMAN: It is already?

20 MR. ADAMICK: It was all part of the NV I Project.

21 COMMISSIONER WINSMAN: Okay. So it's already --

22 MR. ADAMICK: Yeah, the -- up the South Fork of the
23 Santa Clara River, up to Valencia Boulevard, that's already
24 under city ownership.

25 COMMISSIONER WINSMAN: Okay. Thank you.

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1 MR. ADAMICK: Um-hum.

2 COMMISSIONER WINSMAN: That's all I needed to know.

3 CHAIR TRAUTMAN: Are there any other questions of Mr.
4 Adamick?

5 COMMISSIONER WINSMAN: No.

6 CHAIR TRAUTMAN: Okay. All right. Then we will go
7 to speakers in favor, of which we have five. I'm going to call
8 three names at a time here, as we go through these, for and
9 against, just so you can be ready to step up and speak. We do
10 have, lets see, eighteen, at least eighteen speakers now and
11 more in opposition. So let's start with the speakers in favor,
12 Connie Worden-Roberts, followed by Doug Sonderegger, and Lance
13 Williams.

14 MS. WORDEN-ROBERTS: Good evening, Commissioner
15 Trautman and fellow Commissioners. I'm Connie Worden-Roberts.
16 Today I'm -- tonight I'm here wearing two hats. First, I Chair
17 the Transportation Committees for both the Chamber of Commerce
18 and for the Valley Industrial Association. In this capacity
19 I'm pleased to report to you that for a number of years the
20 Transportation Committees have addressed and reviewed the
21 importance of a fully integrated transportation system to serve
22 the Santa Clarita Valley. One of the vital corridors we have
23 studied is the Cross Valley Connector. We recognize that it is
24 a critical lane connecting State Route 14, Interstate 5 and
25 126. The construction of this corridor will relieve some of

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1 the pressure on Soledad Canyon Road and greatly facilitate
2 getting across Santa Clarita Valley. You may be interested in
3 knowing that long before most of us, and that includes me, back
4 in 1965, the then Los Angeles County Public Works Department
5 drew up a map with an extremely similar road in recognition to
6 the ultimate importance of it to this valley.

7 Who uses this road? Currently many who work in the
8 western portion of Santa Clarita Valley including the
9 industrial and town centers. Many companies identify fully
10 twenty-five to thirty percent of their workers reside in either
11 Canyon Country or Antelope Valley. Currently they use Soledad
12 Canyon Road or State Route 14 in getting to and from their
13 jobs.

14 Additionally, I serve as a Board Member for both the
15 Chamber of Commerce and the Industrial Association. And as a
16 Board Member I joined with others in taking the unanimous vote
17 by both boards to concur with the City Council's position over
18 the past two years that the completion of this roadway is a
19 number one priority for our city. Requests for transportation
20 improvements remain at the very top of citizens' demands for
21 improvements.

22 However, this proposal before you this evening
23 addresses more than just a vital roadway. It incorporates
24 proven bank stabilization process that will preserve the river
25 mostly in its natural stage. Unlike the City's General Plan

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1 which allowed three thousand housing units, this plan requests
2 a total of eleven thousand two hundred twenty-four
3 single-family units, three hundred eighty town houses, and three
4 hundred twenty-four apartments. Only one acre of commercial
5 development is proposed. A significant park of twenty-nine
6 acres is planned, and multi-use trail corridor is planned, four
7 hundred and forty acres of open space and the replanting of the
8 oak trees will occur.

9 As a city we can be truly grateful, and I want to
10 finish this, and I may run just a bit over, for the help our
11 local congressman has given our valley in securing some federal
12 funding to assist in the construction of this roadway. What
13 you may not know is that among other issues this roadway is
14 also a defense corridor linking, as it does, Vandenberg Base
15 and Edwards Air Force base. In these troubled terrorist times
16 I think this is something we must acknowledge.

17 When I spoke to the Congressional Transportation
18 Committee in the Spring of this year on which McKeon sits, he
19 concurred, as did the Committee Chairman Ishtook (phonetic) in
20 understanding its regional significance and the need to
21 construct it.

22 CHAIR TRAUTMAN: Thank you. Thank you.

23 MS. WORDEN-ROBERTS: And for all the positive
24 features I urge you to vote yes. Thank you.

25 CHAIR TRAUTMAN: Doug Sonderegger please.

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1 MR. SONDEREGGER: Members of the Commission, my
2 name's Doug Sonderegger. I'm an Executive Vice President with
3 C.B. Richard Ellis. And I appreciate your time in allowing me
4 to speak in favor of the Riverpark Project. I've been involved
5 in commercial real estate, primarily industrial and office
6 properties in this community for over twenty years. During
7 that time my associates and I have been involved in moving
8 numerous companies into the Santa Clarita Valley, as well as
9 assisting the growth within the Valley. These transactions
10 have resulted in millions of square feet of buildings and
11 several thousand employees locating to employment hubs such as
12 Valencia Industrial Center, Center Point, and the Valencia
13 Commerce Center.

5

14 One of the constant questions from employers through
15 these transactions is will my employees be able to locate
16 housing in close proximity. The Riverpark Project is not only
17 consistent with the city's desire to attract clean, high-tech
18 employers offering higher paying jobs in fields such as bio-
19 med, technology, aerospace, it is a necessary part of achieving
20 this goal. The continuing growth of these highly sought after
21 industries is dependent upon the mix of housing that Riverpark
22 offers. The projects close proximity to major employment
23 centers and the required completion of the transportation link
24 will cut down on commuting and will assure these businesses
25 will grow. Riverpark's residents will in turn support the

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1 local economy generating an additional revenue for the city
2 rather than exporting it elsewhere. I strongly recommend
3 approval of this project. Thank you.

6

4 CHAIR TRAUTMAN: Thank you, sir. Lance Williams,
5 followed by Randy Wrage, followed by Jim Backer.

6 MR. WILLIAMS: Good evening, Commissioner Trautman
7 and Commissioners. My name's Lance Williams. I reside at
8 24819 Los Altos. I'm a resident of the City of Santa Clarita.
9 I have my business in the City of Santa Clarita, Williams
10 Homes, speaking in support of the project this evening. A
11 couple of quick items.

12 The, the most obvious thing that comes to mind when I
13 look at the project is the project completes a critical portion
14 of the Cross Valley Connector. It's been spoken to many times,
15 I'm sure. In addition to that, I'd, I'd just like to say that
16 Riverpark is another example in my opinion of the, of the
17 exceptional community design that this developer has
18 consistently delivered to the City of Santa Clarita over and
19 over again for many decades. It's the type of project that
20 forms, in my opinion, the foundation for the city, making Santa
21 Clarita a great place to live, to open a business, and to raise
22 a family. Those are, those are my comments. Thank you and
23 good evening.

7

8

24 CHAIR TRAUTMAN: Thank you, sir. Randy Wrage.

25 MR. WRAGE: Good evening. My name's Randy Wrage.

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1 I've lived in the Santa Clarita Valley for my whole life. And
2 I've got to tell you, I'm really excited that this final link
3 is finally here. I've worked on other parts of the Cross
4 Valley Connector for five or six years now and it's involved
5 people at the County level, people with the city, people at the
6 Federal level, and people at the MTA, lobbyists, whoever we
7 could get to pitch in. And this is really kind of the crowing
8 piece that fits the whole puzzle together and makes it work,
9 where there's going to be real improvement in people's lives
10 when they don't have to sit in traffic on Soledad Canyon
11 anymore.

12 So I applaud the developer for not stuffing three
13 thousand units like the General Plan said into this area under
14 the name of the Cross Valley Connector. It looks like a great
15 plan. There's been a lot of help and it seems like a lot of
16 public review of the project, ten meetings or something like
17 that. So I think it's a great project and I hope you approve
18 it. I support it. And let's push it up to the City Council
19 and get this road built. Thanks.

20 CHAIR TRAUTMAN: Thank you. Jim Backer please.

21 MR. BACKER: Good evening. I'm a neighbor to this
22 project. I live just west of this project off of Newhall Ranch
23 Road. I've lived in this valley for twenty years and I'm a
24 developer at Center Point Business Park right across the street
25 from this project.

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1 I'll echo, I'll echo a few comments that were made
2 earlier. One of the things that I think is, is most important
3 is this road. I've been involved with the -- getting the
4 bridge portion of the Cross Valley Connector developed over the
5 last three years, and I can tell you that there's a lot of work
6 that's gone into this road. And I don't know what Frank Ferry
7 (phonetic) calls this, the last inch or two inches or whatever
8 this is of the road, but I think it's valuable to us as
9 residents, it's value to our businesses, it's valuable for our
10 emergency vehicles, for our students, our commuters, and it's a
11 stretch of road that's been planned for over forty years, since
12 Valencia was conceived.

12

13 Finally, I do think the developers here have tried to
14 be sensitive to the issues and the objectives that, that, that
15 they've tried to meet in all phases of this project,
16 sensitivity to the river, how that's developed, how that's
17 treated, how close the development comes to the river, how the
18 project is treated regarding the, the hillsides. The
19 utilization of the land is not maxed out to utilize every
20 square foot and just pound homes in there. The General Plan,
21 quite frankly, would have allowed that. Plus I think after a
22 hundred and thirty years Newhall Land should be given a chance
23 to, to develop their land. Thank you.

13

14

24 CHAIR TRAUTMAN: Thank you, sir. And now those who
25 wish to speak in opposition. Cam Noltemeyer, followed by Lynne

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1 Plambeck, followed by Maria Gutzeit.

2 MS. NOLTEMEYER: Cam Noltemeyer, Santa Clarita.
3 Could you please have everyone stand that's in the -- opposed
4 to the project, because some do not wish to speak.

5 CHAIR TRAUTMAN: I, I recognize. I have notes for
6 them and I will make that known.

7 MS. NOLTEMEYER: All right. Thank you. I believe
8 the Item Number 1 just proved that this Planning Commission has
9 no idea what planning is all about. You just approved a
10 project based on individuals. I mean, that proves that you,
11 you really don't even comprehend what planning is in this
12 valley. It's kind of like the Whitaker Bermite Site where they
13 gave a development agreement. And Whitaker Bermite then sold
14 off their property, waltzed out of town with fifty million in
15 their pocket and never cleaned up anything. You just approved
16 a tattoo parlor, you didn't approve people, and you don't seem
17 to realize that.

18 This project requires a General Plan amendment.
19 You're saying you can put three thousand homes. What would
20 that be, if you graded it flat over the river, is that what
21 you're talking about? I keep hearing this and it just amazes
22 me that anyone keep -- would even keep repeating that. It's so
23 absolutely ridiculous. You also need a General Plan amendment,
24 you need a zone change, conditional use permit to allow more
25 than two stories, a hillside exemption, an oak tree exemption,

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24
1 a variance in lot width. If you need all that that should be
2 sufficient to say the project shouldn't be approved. All we
3 heard from those in favor was, gee, we're going to get the
4 Cross Valley Connector. What does that have to do -- is it pay
5 to play? Is that what we have going in this city? We'll give
6 you your road, you give us a General Plan change, a zone
7 change, conditional use permit, variances, hillside exemptions,
8 oak tree exemptions, is that how it works? That appears to be
9 how it works. That appears to be what's going on.

10 Most of the people that got up here and are in favor
11 of this probably represent groups, the majority of who do not
12 even live in this community. A lot of businessmen that you're
13 talking about in those organizations don't live in this
14 community. And a lot of -- the developers, he doesn't live in
15 this community. You're supposed to be here representing the
16 people of this community and it certainly isn't happening. I
17 mean, you know, I watched you in amusement on the first item.
18 I hope we won't be laughing as hard at your decisions on this,
19 because so far you're probably in the same ballpark with that
20 decision.

21 We have the worst air quality. We have overcrowded
22 schools. We have contaminated water. We have -- you're not
23 solving any traffic problem with this particular development.
24 Thank you.

25 MS. PLAMBECK: Lynne Plambeck representing Santa

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1 Clarita Organization for Planning and the Environment. And I
2 would like everybody here in opposition to this project to
3 stand up because we had a lot of people out in front
4 demonstrating and a lot of people don't intend to speak and
5 they didn't sign cards, and I would like to see you -- have you
6 know that there are people that are very discouraged with what
7 this city is doing approving more and more projects when we
8 really are at a carrying capacity problem in this valley.

25

9 Now I brought for you tonight something on highway
10 health hazards. It's put out by the Sierra Club and I brought
11 one copy for each Commissioner. And it's a compilation of
12 studies on what air, air pollution does. And I would just like
13 to read you the, the top summary lines of the different studies
14 that are included in this report. And the reason I would like
15 to do this is because if you approve this project you are
16 approving it again with an overriding consideration for air
17 pollution. We need more houses so it doesn't matter if it's
18 bad for our health in this valley. It doesn't matter that we
19 have the worst ozone levels in the whole entire nation in our
20 city.

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21 Okay. Here are some of the headlines. "Lung
22 function reduced among children living near traffic, truck
23 traffic." That's going to be for this -- you're going to have
24 the Cross Valley Connector going by it.

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25 "Truck traffic related -- or traffic related air

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1 pollution associated with respiratory symptoms in two
2 year old children. Asthma symptoms caused by truck
3 exhaust. Proximity of a child's resident to major
4 roads linked to hospital admissions for asthma.
5 Exposure to cancer causing benzene higher in -- for
6 children living near traffic areas. Air pollution
7 from busy roads linked to shorter life spans for
8 nearby residents. Asthma more common for children
9 living near highways. Exposure to nitrogen dioxide
10 from vehicles -- exacerbate asthma attacks. A
11 school's proximity to highways associated with asthma
12 prevalence. Five times more deaths due to air
13 pollution from traffic accidents -- or due to air
14 pollution than traffic accidents. Cancer risks
15 higher near major sources of air pollution, including
16 highways. Diesel exhaust linked to asthma. Low
17 levels of air pollution cause asthma attacks."

18 Well, frankly I know all about this because I have
19 asthma. I used to run marathons, can't do it anymore.

20 You're going to put a major highway through our city.
21 You are exposing the entire community to all of this. That
22 shouldn't be occurring. Some communities fight such highways
23 very hard. Pasadena's fought off the 710 for thirty years for
24 exactly these reasons. This is a health hazard to our
25 community. Further building without alleviation of the air

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1 pollution problems is a health hazard to our community. Thank
2 you.

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3 CHAIR TRAUTMAN: Thank you. Maria Gutzeit, followed
4 by Theresa Savaikie, followed by Kris Olenkamp.

5 MS. GUTZEIT: Hello. My name is Maria Gutzeit. I'm
6 a resident of Newhall, and I'm just here representing myself,
7 although I am a Director on the Newhall County Water District.
8 The light is not reset.

9 I first want to thank you, I believe Commissioner
10 Trautman, for agreeing to a study session on bike issues. I'm
11 also with the Bike Coalition, I forgot to mention that, and it
12 will be good to look at it in more detail because I think
13 improving the network of bike access coupled with the bike
14 trails is important to have bicycles be considered as
15 alternative transportation in our valley. So thank you for
16 that.

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17 But I did want to mention something new actually that
18 I just received last week. The Army Corp has come out with
19 their draft results of their study on the perchlorate
20 contamination, and there's a couple of really interesting
21 things that probably haven't been mentioned yet, since I just
22 got it.

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23 First of all, as you know we have one alluvial well
24 and four Saugus wells shut off, and we get more of our water
25 from the alluvium. There's a statement in their conclusions

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1 that says the groundwater impact in the alluvium appears to be
2 laterally extensive. They've had numerous hits of perchlorate
3 and of the other -- the TCE in the area of the Bouquet/Valencia
4 intersection. And also the Saugus contamination, the Saugus
5 Aquifer is now under the pony field. And the sample results
6 were higher in January of 2004 than they were in August -- I'm
7 sorry, October of 2003. Both the perchlorate and the TCE
8 concentrations have gone up under the pony field. So the basic
9 point is we still have an unresolved issue with this
10 contamination, it is moving and it is not into cleanup yet on
11 the groundwater. So I wanted to mention that to you to
12 consider. It was mentioned briefly in the water supply
13 assessment but the impact of it I think is, is beyond what is
14 being presented.

15 I know that you've spent a lot of time on this
16 project. I know the developer has spent a lot of time on this
17 project. I just want to echo what some other people have said
18 in that we have worsening air pollution. We have worsening
19 traffic, that's a top concern. We have an ongoing drought. I
20 would just like to know at what point we'll ever say no to
21 anything. Thank you.

22 CHAIR TRAUTMAN: Thank you. Theresa Savaikie please.

23 MR. SAVAIKIE: Hi. My name is Theresa Savaikie
24 representing the Center for Biological Diversity. We aim to
25 protect endangered species in the wild places through science,

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1 policy, education and environmental law. The Riverpark Project
2 relies partly on Newhall's Natural River Management Plan
3 conceived by Newhall and their consultants to include Impact
4 Sciences, Aquatic Sciences, Inc., and the newly formed
5 Compliance Biology. It's been substantiated that these
6 consultants are either incompetent or lack honesty and
7 integrity of -- and have consistently overlooked significant
8 resources.

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9 For instance, along San Francisquito Creek there were
10 natural ponds and side tributaries that support sensitive fish,
11 amphibians and birds. The NRMP and the North Valencia II EIR
12 did not address these resources and therefore the loss of this
13 habitat has never been mitigated for. Nor did the city require
14 Newhall to mitigate for the loss of habitat to the Western
15 Spadefoot Toad documented in the project area in 2002 by the
16 Department of Fish and Game within North Valencia II, yet
17 across the creek the County of Los Angeles has done so. The
18 Arroyo Toad and other species not identified by Newhall's
19 consultants, what a surprise, within the NRMP until after
20 environmental groups hired a consultant to survey and later
21 find the species in the project area. We later substantiated
22 that Newhall had firsthand knowledge as far back as 1994 that
23 the Arroyo Toad occurred within the NRMP. Fish and Wildlife
24 has now proposed designating portions of the NRMP, including
25 areas just downstream of Riverpark, as critical habitat for the

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1 Arroyo Toad stating that they originally believed the -- the
2 NRMP protected the toad but now admit that the toad is
3 threatened by a loss of upland habitat within the NRMP, not a
4 surprise since the Arroyo Toad requires upland habitat and can
5 travel more than one mile in one night.

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6 The unarmored three-spined Stickleback continues to
7 be threatened by mining and massive development along the banks
8 of the river. The city claims that U.S. Fish and Wildlife has
9 not adequately addressed the Stickleback or the Arroyo Toad in
10 the C-MIX Mining Project area, yet you ask us to depend on
11 these very agencies to adequately mitigate impacts to these
12 same species. City, can you -- you can not have it both ways.
13 How hypocritical would it be to appear to state -- appear to
14 state and federal agencies if you only wish to protect these
15 species from the mining project but not against development
16 that harms them in the same way. It's painfully clear also
17 that the city, County of L.A., Fish and Game, Fish and Wildlife
18 and Army Corp of Engineers have been unable to enforce any of
19 the fancy mitigation measures set forth in the NRMP.

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20 In the last several years I have personally witnessed
21 many illegal activities, concealment of endangered species, and
22 continued disking of their habitat, unlawful human encroachment
23 such as kids with guns and massive off-road vehicle use, dead
24 and stranded fish caused from water diversions below the pony
25 league fields, de-watering of wetlands leaving amphibians and

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1 fish flopping to their death, destruction of nesting migratory
2 birds, and dead and dying cottonwood trees planted for wetland
3 loss elsewhere in the Natural River Management Plan. Please
4 tell us how you plan to enforce the mitigation set forth in
5 this document and tell us why on earth we should believe and
6 trust Newhall's claims that they wish to protect this precious
7 resource.

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8 Lastly, cumulative impacts to this watershed continue
9 to be ignored. Rivers are born in mountains, hilltops,
10 tributaries and flood plains. We simply can't save the river
11 if we kill everything that makes it one.

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12 CHAIR TRAUTMAN: Thank you, Ms. Savaikie. Kris
13 Olenkamp, followed by Karen Pearson, followed by Tana Lampton.
14 Pardon me.

15 MR. OLENKAMP: Good evening. My name is Kris
16 Olenkamp and I'm Conservation Chairman of your local chapter of
17 the National Audubon Society. And it's nice to hear that the
18 developer has agreed to some simple and reasonable changes to
19 this project. However, none of those changes affect the
20 significant unavoidable impacts that are listed and described
21 in the environmental impact report. And those unavoidable
22 impacts are also unacceptable. And we urge that you take the
23 bold and reasonable choice of not recommending approval of this
24 project. Thank you.

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1 CHAIR TRAUTMAN: Thank you.

2 MS. PEARSON: Good evening and thank you for your
3 attention. My name is Karen Pearson. I'm going to narrow it
4 down to the impact this actually has on my yard again, and we
5 have one other issue involving that. I'm in this window that
6 opens up from the road right straight through to my backyard.

7 We're, we're concerned about the plot of land that
8 lies there in that corner among the second, third and fourth
9 houses along Gavilan Drive. And the picture that you see will
10 give you an idea of how that takes place there. That piece of
11 land is currently planned to be part of the neighborhood
12 association with the apartment building. But at any rate, the
13 three of us that abut that land are very concerned because,
14 one, we saw what happened when Newhall Land and Farming put
15 dumpsters all along the back row of Bouquet Center right under
16 the windows of the houses on Espuella. I wake up at 6:15 every
17 week when I hear those dumpsters come and get unloaded. We do
18 not want them any closer. We do not want that to ever happen
19 again. We found it inconsiderate and rude and thoughtless and
20 a few other things. So anyway, we're very concerned that that
21 not happen. We do not want it to become a parking lot. In
22 fact, we want that piece of land to stay as open space, and
23 that is our request is that we have an open space there that
24 can not be used for either -- for any use. The land just stays
25 as it is. And I will share that I was at a meeting on open

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1 space when Newhall Land and Farming representative suggested
2 that the definition of open space include parking spots -- or
3 parking lots. And that is not our definition of open space.
4 It is not the city's definition of open space. But just in
5 case the great influence of Newhall Land and Farming makes that
6 happen here, I would like the insurance statement that it be
7 open space and never become a parking lot for either the
8 Bouquet Center or the apartments or condominiums of the
9 Riverpark Project.

10 I'm not an expert in these matters. There may be
11 some other solution that is even better than the above
12 suggestion, but I'm unaware of it. If you have a better
13 solution please offer it. We will already be, be inhaling more
14 pollution because of the proposed Cross Valley Connector going
15 through, and enduring more dust from the digging of this
16 project, and enduring more noise when the apartments go up. We
17 have lost so much quality of life from the Bouquet Center
18 already that we believe we are due to a lot of consideration at
19 this point. Before the dumpsters came I used to have phone
20 lines lined with singing sparrows. The crows came with the
21 dumpsters, the sparrows are gone, enough is enough.

22 Did I hear a bell? Oh, I didn't. Okay. It -- I
23 will say that Newhall Land and Farming has been very
24 cooperative and I expect them to be cooperative on this point
25 as well. And they also said that they'd be interested in

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1 putting up possible cedar trees along the, the line between the
2 Bouquet Center and us so that there would be more noise
3 abatement and that there would be -- we wouldn't -- I wouldn't
4 have to be looking at that cement wall that the Bouquet Center
5 brought with it when I used to work -- look at nature at one
6 time.

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7 So that's my request, and I know you guys can do it.
8 So thank you very much and I see my red light. Bye-bye now.

9 CHAIR TRAUTMAN: Thank you. Tana Lampton.

10 MS. LAMPTON: Yes.

11 CHAIR TRAUTMAN: -- Lampton.

12 MS. LAMPTON: Yes.

13 CHAIR TRAUTMAN: Followed by Stacy Kelleher, followed
14 by Louise Hartwell.

15 MS. LAMPTON: Sorry, my dears. I wasn't going to
16 speak so I didn't dress, and what you see is what you get.
17 Sorry. I'm Tana Lampton, Secretary of the Natural History Corp
18 of Acton and Agua Dulce. And as you all know, the Santa Clara
19 River rises above Acton, flows completely down through Agua
20 Dulce, through this community, and of course to the river.

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21 We are all neighbors to this river. We would like
22 you to treat your neighbors as you would have them treat you.
23 This project is way to Draconian. The river will be impacted
24 severely, especially with the water. Thank you.

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25 CHAIR TRAUTMAN: Stacy Kelleher, followed by Louise

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1 Hartwell, followed by Michael Sullivan.

2 MS. KELLEHER: Good evening. Well, I think I've
3 gotten to know some of you now and you sure know my face by
4 now, and you know that I try to be positive and I try not to
5 throw the baby out with the bath water. But today I am doing
6 just the opposite. It's because of some things and the way
7 I've seen things handled, and a lot of it has to do with I
8 don't believe the statistics are accurate.

9 So if you notice you guys have on your web site "One
10 Valley, One Vision," and it -- and you guys have plans, and you
11 have standards and policies and ultimate build out. Not only
12 is that not reflected in any of the statistics, whether it's
13 apartment, filled or not filled or, you know, like what they're
14 -- if something's okayed but it's not built, if it's not built
15 but it's okayed, it's not in his statistics. And then for the
16 connector he doesn't have the big trucks. Now I re-listened to
17 that tape that Vince is on. They definitely said the mining
18 trucks are going to go on the Connector. Three different
19 people made that point from the city so -- and they're
20 representatives. So you guys can listen to it. It aired,
21 let's see, April 29th, 2004.

22 And also if you listen to what Diane Trautman,
23 Commissioner Trautman requested on 5/18, there was supposed to
24 be research about Bouquet and Newhall Ranch Road being one of
25 the four most impacted intersections. And not trying to

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1 confuse that with the trail in the middle so it's only a
2 twenty-five percent obligation to pay instead of fifty, and
3 instead, instead it's regional instead of impacted, if you guys
4 really look at all the things that -- like it's already been
5 okayed for that Newhall Ranch project where's these all these
6 homes going over by the 5, there's a lot of projects in Saugus,
7 there's a lot of things that are not in the statistics. And if
8 you guys -- the newspapers have made it clear that the city is
9 suing the mining company 'cause their statistics are not
10 correct. You guys have put yourself in the same position. And
11 all people have to do is review the tapes and they're going to
12 have down how Newhall Land and Farm hasn't been fair in their
13 statistics, and it's obvious to you guys also. So it opens you
14 guys up to a lawsuit.

15 Now you know my big pet thing is the pedestrian
16 bridges. And I feel that -- Jeff had told me he was going to
17 do the statistics for by Vons, and he in the last meeting kind
18 of just said there's room for it here, but all statistical
19 analysis was for the middle of the trail.

20 So I do believe too that the city should be
21 responsible for the impact for Bridgeport and different homes
22 and the school crossings and things like that because one year
23 it might be Emblem, three years from now it might be
24 Bridgeport, but I think there should be the street access over
25 by the pumping station and on the -- across the street there so

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1 we don't have to go way around to Valencia to access going
2 across Bouquet. It's simple, it's inexpensive, and nobody's
3 made that part of the plan. Even when I come up with something
4 simple it's ignored, and that upsets me.

5 Also I think that I showed pictures there. It's a
6 back bay. They already have sidewalk going under the bridge
7 and back bay over -- underneath Newhall Ranch. It definitely
8 fits for the height. Jeff says, oh, we can't do that by Lowes
9 (phonetic) because the height is too low. Look at my picture,
10 they're the same height, it should work. It's inexpensive. If
11 it isn't on their property then the city should do it for us
12 because we really are impacted. It's the fourth -- one of the
13 four most impacted intersections. And I don't know what the
14 other three are, but this is probably the only one with kids
15 impacted from schools and residents.

16 Plus, Newhall Land and Farms has built as promised.
17 Well, I've had numerous problems with the home I live in.
18 Newhall Land and Farm is familiar with it. They've gotten
19 involved just enough to create trouble. I invite you to my
20 home to see the problems with my home and the one-sixteenth
21 inch glass thickness of windows and the happy face (phonetic)
22 conditions that affect the noise. So I invite you all to make
23 an appointment and come see my home --

24 CHAIR TRAUTMAN: Thank you, Ms. Kelleher.

25 MS. KELLEHER: -- 'cause it affects noise -- oh, your

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1 -- in your own things you send out you say that the Connector
2 will increase ambulance traffic, fire traffic, fire truck
3 traffic, and also, don't forget, over Bridgepoint, over Stoney
4 Point is Van Nuys Airport's approach path. I get a lot of
5 noise in my home. I can hear the airplanes as if I'm outdoors.
6 Thank you very much.

7 CHAIR TRAUTMAN: Thank you. Louise Hartwell,
8 followed by Michael Sullivan, followed by Eric Sanchez.

9 MS. HARTWELL: Good evening. My name is Louise
10 Hartwell. I live in the Emblem tract. I guess what really
11 bothers me, every time I read anything about Riverpark Project
12 in the papers it's always it will finish the Connector road.
13 It seems like that's the most important thing there is, is this
14 road that you're going to put a thousand to two thousand more
15 cars in or on the road with having this project, plus the ones
16 up in Plum Canyon, they all come down Bouquet. The other day,
17 I got to tell you this, I had a dentist appointment at -- right
18 at Soledad and Bouquet, right at the junction there. It took
19 me fifteen minutes to get there from my place, that's three
20 blocks, and that was at 4:00 o'clock. 5:00 o'clock at night
21 Bouquet is nothing but a parking lot, and you're going to add
22 more cars to this, plus the air pollution. It does not make
23 any sense.

24 If you were going to do anything put roads going
25 north and south. We, we need those more than we need them

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1 across the valley. We need them to get out of the valley.

2 Thank you.

3 CHAIR TRAUTMAN: Thank you. Michael Sullivan,
4 followed by Eric Sanchez, followed by Damon Wing.

5 MR. SULLIVAN: Good evening. My name is Mike
6 Sullivan. I represent just myself and my neighbors, and I'd
7 just like to voice my concern about the air quality, the water
8 quality, the traffic, and -- that this project will impact.

9 And I'd just like to ask the question, why do we have to fill up
10 all the open spacious spaces in our valley? Thank you.

11 CHAIR TRAUTMAN: Eric Sanchez please.

12 MR. SANCHEZ: Hello. Yatahia (phonetic), that's how
13 you say "welcome" in Dineen (phonetic). My name is Eric
14 Sanchez. I'm here to speak on behalf of the Restorial
15 Foundation, not for profit environmental organization owned and
16 operated by the Chumash people. I'm here to speak about a
17 subject that's been pretty much ignored up to now, and that is
18 the Cultural Resource Section of the Draft Environmental Impact
19 Report. The Draft Environmental Impact Report Cultural
20 Resource Section is inadequate and insufficient and I believe
21 unjust for three specific reasons.

22 First, the Riverpark Draft Environmental Impact
23 Report fails to grasp the distinction between resources as
24 cultural and resources as archaeological, and there's a clear
25 delineation between the two, especially being that cultural

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1 resources as determined by the tribe, by people who know the
2 land, and know what the significance is, rather than
3 archaeological scientific research.

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4 Second, the Draft Environmental Impact Report is
5 inadequate because of its failure to consult with any members
6 of the Tataviam community whose land we presently stand on and
7 whose land will be developed. They were not developed at --
8 they were not consulted at all in this Draft Environmental
9 Impact Report, and that is clearly delineated in both Federal
10 and State Law that they must be consulted. Plus the Native
11 American Heritage Commission also must be consulted as
12 delineated by CEQA.

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13 Third, the Cultural Resource Section is deficient for
14 its failure to fully consider and plan for the event that more
15 resources and ancestors may be unearthed during the development
16 process. All we have to do is look at Playa Vista which is
17 down near LAX's development. That will bring you negative
18 publicity. There will be hundreds of bodies possibly found or
19 other resources, and I don't think that's what you want for
20 your city.

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21 To conclude, since western expansion began California
22 tribes have fought to protect their cultural and religious
23 sites from destruction, vandalism and desecration. Hundreds of
24 cultural and religious sites have been lost over the years, and
25 tribes do not want to spend their futures retrieving stolen and

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1 desecrated items. Today California tribes are not only
2 fighting for the reburial of their ancestors, the return of
3 cultural items and redress for violations of existing laws that
4 result in the destruction of sacred sites, many tribes are
5 becoming more pro-active in their efforts to save remaining
6 sites. This -- and the others like it serve as a reminder of
7 this effort. Hopefully what has been written here will be seen
8 as important by someone working with the developers, by someone
9 planning this project, and by someone with conviction and
10 integrity. Fairness must be added to an equation that as of
11 yet remain un-equitable and unjust. Thank you. Ahahe
12 (phonetic), considerate -- thank you for your consideration.
13 Thank you.

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14 CHAIR TRAUTMAN: Thank you, Mr. Sanchez. Damon Wing,
15 followed by Barbara Wampole, followed by Henry Schultz.

16 MR. WING: Good evening Chair Trautman and Members of
17 the Commission. I'm Damon Wing from Ventura Coast Keeper.
18 Ventura Coast Keeper is a nonprofit environmental organization
19 that's dedicated to the protection and conservation of coastal
20 and riparian waterways, habitats and ecosystems.

21 The cumulative impacts of urbanization resulting from
22 large scale development such as that occurring along the Santa
23 Clara River are devastating from a water quality and habitat
24 perspective. Under NEPA cumulative impact is -- is defined as
25 the impact on the environmental which results from the

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1 incremental impact of action when added to other past, present
2 and foreseeable future actions. Cumulative impacts can result
3 from individually minor but collectively significant actions
4 taking place over time.

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5 The potential adverse Affects that have been
6 identified in this Draft EIR include major damage to native
7 species habitat. The impacts of the proposed Riverpark Project
8 threaten to be severe, but when combined with the numerous
9 proposed projects along the river the impacts threaten to
10 completely devastate both water quality and habitat along the
11 river. Significant cumulative impacts on the ecosystem are
12 foreseen from the implementation of this project.

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13 A responsible EIR requires a comprehensive analysis
14 of this project in conjunction with other projects' combined
15 affect on the Santa Clara River and its tributaries. This EIR
16 fails to do so. Contributing to this failure are the proposed
17 mitigation measures which are inadequate and inappropriate.
18 For example, destruction of a riparian habitat suitable for
19 breeding, nesting or foraging can not be replaced by a
20 replacement ecosystem. Replicating an ecosystem is extremely
21 complex, and the mere planting of cottonwood trees, for
22 example, is not the answer. In fact, it doesn't work. Please
23 note the dead cottonwoods that currently exist in the river
24 that had been previously planted as a mitigation measure.
25 Replacement riparian habitat doesn't work. It is far better to

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1 preserve the existing habitat and develop where there are no
2 threats to endangered or sensitive species.

3 Furthermore, hardening of riverbanks with concrete,
4 rip wrap, gunite or buried concrete are extremely damaging to
5 the natural flow regimes of the river. It increases flow
6 velocities, exacerbating erosion, and it increases temperatures
7 leading to an altered ecosystem. And these artificial
8 installations serve to eliminate the existing riparian habitat
9 altogether, and these are only but a few of the reasons why
10 this Draft EIR is not ready for approval or certification.

11 And basically these are not -- it's not about choices
12 of whether or not to develop or if there's any opposition to
13 development, to housing, to building homes. What this is about
14 is about how to develop and build smarter and in a more
15 comprehensive manner. And a more comprehensive approach needs
16 to be taken here. And I urge you to please consider that very
17 carefully, because the last thing that any of us here want to
18 see is an EIR that gets sent to City Council that ends up on
19 appeal. Thank you.

20 CHAIR TRAUTMAN: Okay. Barbara Wampole.

21 MS. WAMPOLE: Thank you very much for allowing us to
22 speak tonight. I'm Barbara Wampole. I'm a thirty year --
23 thirty-two resident of the Santa Clara Valley, and I'm here
24 representing Friends of the Santa Clara River.

25 Friends of the Santa Clara River, once again, is

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1 among those of us who have attempted over the years to care for
2 the Santa Clara River and are now confronted with a large
3 development project which can not avoid having significant and
4 degrading impacts on the river ecosystem. We've submitted
5 these comments in the past but I -- our comments in the past,
6 you already have copies, so I'll just try and repeat some of
7 the things that I think we keep having -- we have to keep on
8 repeating.

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9 The Santa Clara River is the last large natural river
10 in Southern California. We can not emphasize more the
11 importance of this river as a resource to this community and
12 something we should be proud of to a point that we are far, far
13 falling short of.

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14 The Santa Clara River is in a relatively natural
15 state and, and at this time the damage that occurs to it is
16 primarily coming from river channelization by hardening its
17 banks, riparian and terrace habitats have been lost and
18 fragmented, urban edge effect including illegal ORV's,
19 degrading the riparian biological values and adequate buffer
20 zone protecting the riparian corridors have not been provided.
21 The function of the river's terrace area as wildlife habitat or
22 wildlife corridors is eliminated.

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23 The unprecedented growth in the Santa Clara River
24 watershed over the last few decades has caused an array of
25 cumulative impacts to flora and fauna, not to mention air

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1 quality, water quality, aesthetics, traffic, and nearly every
2 other category addressed by the California Environmental
3 Quality Act. Continued encroachment by development into the
4 river flood plain and terrace lands has resulted in habitat
5 loss and fragmentation which have been cited by many experts as
6 the major causes of the decline of species and loss of
7 biological diversity.

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8 We are submitting two scientific studies in support
9 of the statement that urban development degrades adjacent
10 biological resources, not to mention us. The first shows that
11 even nature reserves over a mile in width suffer urban edge
12 effects at their centers. And of course the Santa Clara River
13 corridor is much narrower than these reserves and even more
14 susceptible to such effects. The second shows impacts to bird
15 communities out to a distance of five hundred meters or over
16 fifteen hundred feet from the urban edge.

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17 What we really have is an experiment on a large scale
18 with the fate of the river's ecosystem in the balance, for that
19 matter, an experiment on our children. To quote from the
20 closing sentence in the Stanford paper,

21 "The single most important step that can be taken to
22 conserve riparian habitat and communities in the face
23 of urbanization is to minimize development in and
24 along flood plains by maintaining broad buffers of
25 undeveloped land between developed areas and riparian

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1 habitats."

2 May I also point out the impacts of the lack of
3 ability to address water quality issues to my own area in the
4 Castaic Val Verde area where tri-halomethanes were recently
5 mentioned in the newspapers as a toxic byproduct of chlorine
6 treatment of state water that was above the levels acceptable
7 and no one could do anything about it because we had no other
8 water to blend with it. There are no wells in my area to blend
9 with the state water.

10 So what happens if the state water has high tri-
11 halomethanes and we can't use our well water here? We're
12 stuck. So I really think we need to think seriously about what
13 we're adding to this community and how we're adding it. Thank
14 you.

15 CHAIR TRAUTMAN: Thank you. I'm going to ask those
16 present to refrain from applause. We have several other
17 speakers and we need to move on with the evening. We
18 appreciate your comments or your slips expressing your views,
19 but we need to get through the meeting. Henry Schultz,
20 followed by Melanie Winter, followed by Robert M. Robert,
21 would you like to tell us what your last name is?

22 MR. MONTELEONE: Monteleone, I'm sorry.

23 CHAIR TRAUTMAN: Monteleone. Okay. Thanks.

24 MR. SCHULTZ: Thank you. My name is Henry Schultz,
25 and I'm here representing myself as well as the Sierra Club.

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1 And we've heard a lot of good comments. One of the critical
2 things that we've heard is that the river is important. This
3 is a serious impact on the river. But why is this project
4 being built? I mean, let's look at it.

5 The only thing we've heard to support this project is
6 Cross Valley Connector. And we know that we haven't heard
7 anything that tells us why this Cross Valley Connector -- they
8 say it's going to make traffic better. Nonsense. At build out
9 traffic is going to be worse. You're putting thousands of more
10 homes on the road. Trucks aren't going to use this. I'm not
11 worried about trucks coming through the valley. The trucks
12 will take the freeways. They're not going to come across the
13 valley, they'll be there forever, they're not going to be able
14 to make it. So what is, what is going on here?

15 Twenty-five million dollars (\$25,000,000) the
16 developer is putting up to build a bridge. And how much more
17 is the federal government putting out to complete this bridge?
18 And what's the bridge for? Nothing. It's only there to make
19 the developers happy. It's not going to make us happy. We're
20 not going to get there any faster. This isn't going to speed
21 up traffic, it's only going to slow things down. It would be
22 nice to see someone come up here with a traffic model and
23 demonstrate that this thing is going to alleviate traffic. It
24 just is not going to do it. So we've got to work at that.

25 So what can we do? The Commission, the Council has

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1 to step up to what needs to be done with in this project, which
2 is to kill that road, kill the bridge. So, so the federal
3 money goes away. You got twenty-five million dollars
4 (\$25,000,000) from the, the developer. You can put that to
5 something useful like take the Central Park, let it expand over
6 the top and down to the river. Make it a complete open area
7 there. We can do this. The developer can make money at it and
8 the, the city can have some nice Central Park feature. We're
9 way behind on parks. We don't have any support at all.

10 And this project is not innovative. I'm glad that
11 nobody used that this evening. Before they were using
12 innovative when you squeeze down lot size and press -- look at
13 the pictures that you saw. If you go into some of these
14 communities over here and you try to park your car there's no
15 place to park your car, that's what's done. They've taken away
16 everything. Because why? It's money. And I hope that the
17 Commission and the Council will not try to set themselves up as
18 tools of the money. That's what it's all about. This project
19 has nothing to sell itself. It only creates more pollution, it
20 makes the schools more crowded, does everything bad. And what
21 does it add? It adds a road which everybody's saying good.
22 We've heard from here that it's a defense road. Can you
23 believe that? Defense road. What are we going to do, line up
24 behind it with pistols and fight them off? It isn't going to
25 happen.

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1 So I hope that people are going to see the light.
2 Step up and make a real decision. It's within your power.
3 Thank you.

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4 CHAIR TRAUTMAN: Melanie Winter, followed by Robert
5 Monteleone, followed by John Gonzalez.

6 MS. WINTER: Good evening. Thanks for the
7 opportunity to speak yet again. I'm Melanie Winter
8 representing the River Project, a nonprofit organization
9 working on the rivers and watershed lands of Los Angeles
10 County.

11 You've heard me speak on a number of these issues
12 before, and you've heard some other people tonight speak very
13 cogently to them. But just a couple of things that struck me
14 in the testimony prior to those of us opposing this,
15 supporting, that came up I wanted to just speak to.

16 This development does not come up to the river, it is
17 in the river flood plain. There's a big difference. Bank
18 stabilization does not protect the river in anything like a
19 natural state. There's a huge difference between working with
20 the river system, providing the buffer necessary, using woody
21 vegetation and natural structures, provide some kind of
22 structural integrity if you're going to have development
23 nearby, and doing what is proposed here, huge difference. So
24 this development doesn't come up to the river. The bank
25 stabilization proposed in this project does not in any way

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1 protect the river in anything like a natural state. The road, 104
2 furthermore, does not address our regional -- a local 105
3 transportation need for the people who live here.
4 The issues that are -- the residents here are dealing 106
5 with are getting from place to place and the air quality that
6 is terrible in this community. Planning for a network of
7 public transportation might be an appropriate focus for a 107
8 valley that already has air quality problems and the current
9 level of traffic. But just this one Cross Valley Connector is 108
10 not going to address the needs of the people of this community.
11 It is going to address the needs of the mining company which is
12 going to facilitate further and further development which is
13 going to be a key issue in continuing to build these kinds of 109
14 ill planned projects, which leads us again back to cumulative
15 impacts and beneath the issues that you all seem to be dancing
16 around.
17 The notion that this project will defacto bring high
18 end jobs to this community, I, I, I've heard this before in 110
19 other places, in never pans out. There's nothing built into
20 this that guarantees or even lays a groundwork for high end
21 jobs.
22 Protecting quality of life in this community, for 111
23 whom? It is going to negatively impact air quality and quality 112
24 of life and open space everywhere here. The notion that this 113
25 project creates a park is, is laughable in a really circular

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1 hysterical logic. You -- this does not create a park. You're
2 dealing with an area that is now open space that people use,
3 people enjoy the benefits of, and this project is going to take
4 away open space, not create open space. Housing is certainly
5 needed here, but where you site it as critical.
6 You are a relatively young and emerging community.
7 This is where an opportunity exists and your responsibility
8 comes in to plan smarter and to plan sustainably. These tools
9 are at your disposable, but where it counts you guys seem to be
10 using L.A.'s play book, and we all know where that leads.
11 CHAIR TRAUTMAN: Robert Monteleone, followed by John
12 Gonzalez, followed by Kyle Klechner.
13 MR. MONTELEONE: If I can paraphrase Joni Mitchell,
14 "You paved paradise," and you're going to put up houses, and
15 you're going to put up a Cross Valley Connector and apartments.
16 Not very poetic, is it?
17 I'd like to respond to the gentleman over here who
18 said something about Newhall Land and Farm wanted to show
19 sensitivity to the river. Sir, if you were going to show
20 sensitivity to the river you would leave it alone.
21 I'm a teacher, and let's flash ahead, oh, about a
22 year. And I'm teaching my kids and I'm saying, hey, did you
23 know in the Santa Clarita Valley we have the last wild river in
24 Southern California. Whoops. It's under houses, apartments,
25 and a Cross Valley Connector.

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1 You have been given every kind of evidence, I've only
2 been involved in this for a couple of months and I've heard
3 every kind of evidence, every kind of emotional plea. Theresa
4 Savaikie, Lynne Plambeck, Melanie Winter have put years of hard
5 work and sweat to convince the powers that be that Riverpark is
6 a bad idea. Sirs, what will it take to convince you? How much
7 space must be filled, how much money must be made, how much of
8 our precious natural environment must be destroyed before
9 somebody says enough. Stop Riverpark. Thank you.

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10 CHAIR TRAUTMAN: John Gonzalez, Kyle Klechner,
11 Katherine Squires.

12 MR. GONZALEZ: Hi. I'm John Gonzalez. We'd like to
13 actually acknowledge the people on Gavilan Drive, the
14 concession that the -- was made in order to preserve our
15 ridgeline. And also, the people of Emblem Homes are very
16 appreciative of the fact that the ridgelines are going to be
17 left alone. It's going to look the same as it has for the last
18 thirty or forty years. Perhaps a good policy would be from
19 here on in to just leave ridgelines alone and we don't have to,
20 you know, fight for that. I mean, I think that would be a good
21 thing.

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22 Another issue, the school issue, come to find out
23 that my sons, when they're in sixth and third grades
24 respectively, will be bussed or will have to be driven to
25 another school so that renovations could be made to accommodate

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1 the population growth instead of building a new school. And
2 that, that seems to be putting a lot of stress and
3 inconvenience on people so the developers can build the schools
4 -- I mean, build their, their projects and, and, and get out of
5 building the schools. It's rather frustrating 'cause we live
6 about fifty yards away from the school, so I'm going to have to
7 end up driving my kids like miles away. It doesn't make sense
8 to me.

9 My final point is that perhaps instead of glorified
10 apartments which you're going to call condos in, in the
11 development, replace those with two level townhouses that will
12 accommodate a real family instead of some small dwelling
13 nobody's really going to really want. I think that the people
14 that can't afford the four hundred thousand dollar (\$400,000)
15 houses would be more susceptible to buying a -- something
16 that's more appropriate for a real family, you know, that at
17 least four hundred and fifty -- or four hundred and fifteen
18 hundred square feet. Thank you.

19 CHAIR TRAUTMAN: Thank you. Kyle Klechner, followed
20 by Katherine Squires, followed by Caroline Squire -- Squires.

21 MR. KLECHNER: Good evening. My name is Kyle
22 Klechner and I'm here representing myself, as well as the
23 Democratic Alliance for action which represents Democratic
24 interests in the Santa Clarita Valley. I'm not nearly as
25 educated or as experienced as a lot of the other opponents

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1 fighting this. However, I do have common sense and I do have
2 my own observations.

3 I've seen this and I've listened to it, and pretty
4 much the only card that I've seen played in support of this is
5 that, that Cross Valley Connector. Now I really don't see how
6 that's going to help anything. Facing the environmental
7 damage, species don't come back. The land will not come back.
8 Once it's gone, it's gone. Pollution, it's going to sicken the
9 children here, it's going to sicken the people, it's going to
10 sicken the elderly, and you sit here and you play to the monied
11 interests.

12 Now population and city growth is something that I
13 think we should be concerned about. This city is younger than
14 I am, laughably, and we are adding so many new houses and we
15 don't have a plan for it. It shouldn't take me a half hour to
16 get from Canyon Country in Saugus to Stevenson Ranch, it should
17 not. This Cross Valley Connector will not help traffic at all.
18 How will adding new homes help traffic and population? Schools

19 are overrun, classes are overrun, teachers are underpaid,
20 teachers are understaffed. Hart High School, the school I
21 graduated from, had three thousand students in it. It's
22 capacity is eighteen hundred. You are suggesting that making
23 these new homes will be a good thing. I clearly can't see how.

24 I, I actually found it humorous that one of the
25 supporters of this played the terrorism trump card in support

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1 of this motion. I -- please forgive me because that is so
2 absurd and illogical that it just simply makes me laugh.

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3 I can only offer my logic to this, and adding new
4 homes will not make Santa Clarita better. It will not. Santa
5 Clarita's here to stay for a long time. We have to be wise
6 about how we allocate our resources and our housing. Building
7 new homes without an adequate plan and just this Cross Valley
8 Connector isn't wise. You have to think about it. You say you
9 want to bring new businesses and people into the Santa Clarita
10 Valley. What about the ones you already have here now? When
11 will you start representing them.

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12 Please, don't represent the developers and money.
13 Represent your constituents and the people of Santa Clarita.
14 Thank you.

15 CHAIR TRAUTMAN: Restrain. Thank you. Katherine
16 Squires, followed by Caroline Squires, followed by Larry
17 Kanner.

18 MS. K. SQUIRES: Hi. My name is Katherine Squires
19 and I live in Saugus. I've lived here as a resident for
20 twenty-five years. Actually, it's exactly twenty-five because
21 today is my birthday. I wish I could be out celebrating right
22 now but actually the best celebration would come when you vote
23 no on the Riverpark Project.

24 Over the last twenty-five years I've seen a lot of
25 change in this valley. Some of it has been for the better, for

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1 example, Central Park which I love. However, I've also
2 witnessed more traffic congestion. I've experienced the
3 affects of increased air pollution. I have observed the
4 overcrowding of local schools at which I've taught. And
5 tonight I come to tell you that my neighbors, friends and co-
6 workers agree that our quality of life is diminishing rapidly.
7 They couldn't all be here tonight. Many of them couldn't find
8 babysitters, classes have started at CSUN, but I do speak on
9 their behalf. I am not, not the only person who feels this
10 way.

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11 It was interesting last night, I was flipping
12 channels and I happened to catch Frank Ferry discussing his
13 famous donut theory on T.V.. He explained that our city is
14 becoming overdeveloped. He said that there's increasing
15 development on the outskirts of our valley in unincorporated
16 areas. He said that there's nothing we can do this because
17 it's not a part of our city. The Planning Commission, the City
18 Council can not affect these, these areas. But he did go on to
19 say that we are very surrounded, and I agree. We are
20 surrounded by over-development and we need to search for a way
21 to limit growth in the places that we do have control, for
22 example, Riverpark.

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23 Riverpark is in the heart of our city and it will
24 increase traffic, it will overcrowd the local schools, and
25 destroy scenic views and cultural sites, it will damage the

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1 river, and it will threaten and destroy wildlife and plants.

2 However, you can make a positive choice tonight for our

3 community by voting no on the Riverpark Project. Thank you.

4 CHAIR TRAUTMAN: Caroline Squires, is she available?

5 Larry Kanner, is he here? John Wisda, followed by Marc Flores.

6 MR. WISDA: Good evening. My name is John Wisda and

7 I live in Santa Paula. And I don't know if any of you have

8 been to Santa Paula but it is a very, very beautiful city. The

9 history is is that we're hundreds and hundreds of years old.

10 We were originally a Chumash Indian Village, the Muku

11 (phonetic) Village. In the 1800's, because our climate was so

12 good, we were the county seat of Ventura County. And last year

13 we celebrated our hundredth year as the City of Santa Paula.

14 So basically, our town has been around for a long time and it's

15 been around a long time because we have such a great climate,

16 and I've got to tell you about this climate.

17 Probably three hundred and forty days a year we're

18 crystal clear, I mean clear. You can see for five miles. You

19 can see bushes. It's really, really nice. About twenty days a

20 year when the east wind blows we get Santa Clarita's air, and

21 it's not so nice. And I'll tell you, driving in tonight, the

22 forty miles it took to drive in tonight, as we progressed

23 eastward the air quality was significantly and noticeably

24 worse. So by the time we got to Santa Clarita and went down

25 the 5 and got off at Valencia Boulevard and tried to find our

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1 way here we were kind of saying, boy, this has got a lot of
2 traffic and this place is -- the freeways really packed, tons
3 of trucks on it. And it really was kind of scary that this
4 place has gotten to the point where it's at right now.

5 I wouldn't live here, to tell you the truth. And I
6 don't see why you would add more of this type of congested
7 development that ruins the quality of life for your citizens.
8 I don't know why you would keep condensing it in. It really --
9 and especially when you consider Acton and places like Santa
10 Paula that are up and down the river and not even connected to
11 you. My -- our, our Planning Commission doesn't even know you
12 exist, and I'm sure you don't our exist. And right now we're
13 facing a twenty-five hundred home project in Fagen Canyon
14 (phonetic). Santa Paula wants development and we want that
15 project, but we want it to be downsized for traffic. We want
16 it to be around twelve hundred homes because we, we see the
17 value of growth. But we don't want the developer to come in
18 and to take control of us. We want to take control of our
19 lives.

20 And so I ask you, I'm getting the yellow light here,
21 you people right here, I've watched you all night, you've had
22 your eyes down, you've had your hands to the faces, you haven't
23 -- I know it's hard for you to sit here and take all this abuse
24 and everybody coming at you, but right now you can stop this
25 madness and take control of it and do the right thing and go

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1 home tonight and say, hey, you know, I saved my city. Thank
2 you.

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3 CHAIR TRAUTMAN: Marc Flores, followed by Monica
4 Almada.

5 MR. FLORES: Hi. I'm Marc Flores, and I wasn't
6 planning on speaking tonight. What I -- so please bear with me
7 in my unprepared and -- disjointed statement. The reason that
8 brought me was I was usually driving, driving down Valencia, it
9 takes me forever to get home down Bouquet Canyon, so usually
10 around traffic time I just hang out at the mall or Barnes and
11 Noble or the library, and I saw the signs outside so I decided
12 to come in and, you know, say a few things and see what this is
13 all about.

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14 Well, when I came in I heard -- you know, I was just
15 looking at what's going on today, looking at the statement.
16 And well, let's see, what I got here was like, you know, like,
17 okay, Westridge, Bridgeport, Summit, you know, all those pretty
18 and nice looking homes, I don't live there, I don't live there,
19 I don't see, see these neighborhoods, but I definitely see the
20 traffic, I definitely see, you know, the, the, the overcrowding
21 that this is making. And you know, you, you put these nice,
22 nice little homes here and these new developments and we'll
23 still get more traffic and we'll still get a cause of those
24 problems. And I, I'm not going to enjoy these qualities, and
25 I'm sure all the other people who live here will not get to

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1 enjoy and appreciate these things.

2 Well, they're -- oh, and other thing, you know, like,
3 okay, these, these new neighborhoods that are fancy looking,
4 they -- I'm sure they get like high priced architects to design
5 them. But you know what, I would rather look at the empty
6 hills with the grass and the -- and nature and, you know, and
7 even cows rather than these things on -- on our hills.

8 Another thing, like I keep hearing something about
9 Santa Clarita, a great place to live. You know what? It
10 doesn't seem like that anymore. It's a traffic jam, it's
11 overcrowding. It's, it's, it's -- it takes me like thirty
12 minutes to get from my house down Bouquet to, to the freeway,
13 and that's just ridiculous. Like ten years ago it took me ten
14 minutes. And I don't know, that's, that's, that's quality of
15 life stuff we're talking about here. I mean, it's like
16 whenever I drive down, down Valencia and I see like the New
17 Home Information Center, all these people like real excited
18 looking, looking for new homes here, and I want to say, I want
19 to yell out to them you guys don't know what you're in for.

20 But anyway, I also saw that there are a lot more
21 people who don't want this happening than the five people who
22 spoke for this project. So again, this tells me something.
23 Like more people, people, everyone here, more people don't want
24 this happening. So that, that should say something, that
25 should be something you should listen to. So okay, thank you.

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1 CHAIR TRAUTMAN: Thank you. And Monica Almada.

2 MS. ALMADA: I didn't think that I was going to talk
3 today, but here I am. I wanted to tell you I live in the Val
4 Verde area. We are very much affected by this project. I am
5 originally from Argentina, my husband's originally from Israel,
6 and my little baby I (inaudible) is from here, from the United
7 States. And I love this country, it's a beautiful country. I
8 came here three years ago to California, actually, 'cause I
9 came from Oklahoma. And I remember driving on I-5 and all this
10 area and looking around where I was going to live and
11 everything. What a beautiful place, I said. It's just
12 spacious, beautiful, a lot of nature around. And it's
13 incredible the shock I got because every six months the city
14 would change so drastically. And this development, at the
15 beginning I say, well, the developers go fast and everything.
16 But then I started seeing how it's not really doing good to the
17 way we live. It became so -- it's such a different city today
18 from the one I saw the first time.

19 So I wanted to tell you that I've been thinking from
20 the point of view of education, I'm thinking, you know, our
21 child is from here. I want him to love his country and, and
22 teach him everything we as, as Americans, you know, teach our
23 children. And when he goes to school I know that we're
24 teaching about ecology and how we should -- they should defend
25 the environment and recycle and all these beautiful things.

1 But I feel that we're not really behaving the way we speak. We
2 teach one thing and we do something else.

3 And the last point I want to make is that every time
4 you make a decision about the environment, even if it's in our
5 own countries, okay, we're actually affecting the world. And
6 you can say, okay, well this is a little dot, you know, it's
7 nothing much, it's not, because three years ago, if you compare
8 to today, it's huge what we're doing to this land. It's -- we
9 are affecting the whole world every time we extinct a species.
10 And I wanted to just share this with you because from an
11 innocent part of you I don't, I don't know anything else, don't
12 have any bickery or anything, but as a neighbor. Thank you.

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13 CHAIR TRAUTMAN: Thank you. Then there are just two
14 speakers making general comments. Before we move on to those
15 speakers and -- maybe not. Okay. Just momentarily, those who
16 oppose the project but did not wish to speak include -- okay,
17 oh, okay, and another who does not wish to speak, Eitan Teomi,
18 excuse me if I mispronounced that, Carole Lutness, Lisa
19 Brandel, Colleen Hamilton, Al and Susan Hirth, Susan Brant and
20 John Cooper, Jennifer Dumar and Michelle Bejarano.

21 Those speakers making general comments are Bernie
22 Galipeson and Judith Adams. Bernie, would you like to come up
23 and make your general comments please?

24 MR. GALIPESON: It's my first time at doing this.

25 Thank you, Diane. I moved to this valley in 1988 after working

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1 at Rye Canyon in this valley for quite a few years. And my
2 question to you planners and my comments about what's going on
3 here, when I bought my house I have a piece of paper that
4 changed my address from 20438 Ermine Street to 204 -- at Canyon
5 Country to the same street address, Santa Clarita. So I guess
6 I've been here as long as Santa Clarita's been here, I don't
7 know.

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8 The issues here are traffic and housing. And my
9 comments to both the developers and to you people is on the
10 issues of traffic and housing. Everybody points to the through
11 traffic for the trucks, it's beautiful. But what it does to
12 the traffic on the streets adjacent to any of these through
13 streets is part of your job, planning.

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14 My comments on the housing, one of the people who
15 spoke for this project said that, that these new houses are
16 going to bring new industry into this valley and that's what we
17 want. My question is which comes first, the chicken or the
18 egg? The new jobs or the new houses. The people that buy
19 these houses, I believe, but I don't know, and I'm not that
20 well versed in a lot of things, but who -- most of the people
21 in my opinion, and I hope I'm wrong, that are going to buy
22 those houses are people that want to get closer to their jobs
23 in the San Fernando Valley and Los Angeles, and they're not
24 going to bring a damn job into this valley, pardon my -- and
25 I'm through.

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1 CHAIR TRAUTMAN: Thank you, Mr. Galipeson. And
2 Judith Adams.

3 MR. GALIPESON: Thank you for having me.

4 MS. ADAMS: As you said, I'm Judith Adams. I've
5 lived out in this valley for thirty years also. And I didn't
6 come to argue the points one way or the other, but I figured as
7 long as I'm living and can find fault I should be at least part
8 of the solution and try to get more information. But from the
9 first speaker that came here this evening, as I looked and
10 watched the reaction the first thing that struck me was that
11 their words are falling on deaf ears. There are some of you
12 who have had wonderful eye contact, who have listened to every
13 word. There are some who have not looked up or stopped what
14 they were doing. And I feel that this is an action of futility,
15 that minds have already been made up. And I want to plead that
16 for every few people who came here today there are thousands of
17 us who are apathetic who don't get up as -- and, and come in
18 and don't speak.

19 But to represent myself and those who have not come
20 here that agree, I would hope that you do have ears that are
21 open, that you are not apathetic to what people have said here,
22 and that you will take what they said into account because,
23 boy, it made a lot of sense to me. And like I said, it's been
24 thirty years that I've watched this valley grow. Thank you.

25 CHAIR TRAUTMAN: Thank you. Okay. One more in

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1 opposition who did not wish to speak, and that's Linda DeVita.
2 Okay. At this time I would like to ask my fellow Commissioners
3 if we might recess for ten minutes.

4 COMMISSIONER WINSMAN: I'd like to.

5 CHAIR TRAUTMAN: All right. We will -- re-adjourn at
6 about five after eight then. All right? Okay. Thank you.

7 (The Commission Recessed from 7:55 p.m. to 8:20 p.m.)

8 CHAIR TRAUTMAN: Okay. We will now reconvene the
9 meeting. I want to let the Commissioners know that there were
10 three more speakers slips, those not wanting to speak but in
11 opposition, Steven Young, Judy Reinsma and Traci Wilkinson.
12 And I have one other speaker who wishes to speak in opposition,
13 and I would ask that the Commission would allow her to speak.
14 She did rush over here from College of the Canyons. Is that
15 acceptable?

16 COMMISSIONER BERGER: Sure.

17 CHAIR TRAUTMAN: Okay. And that would be Caroline
18 Squires. Caroline, will you please come up to the podium?
19 Thank you.

20 MS. C. SQUIRES: Good evening. First off I'd like to
21 ask, are you all local residents? All local? No comment.
22 Because I am. I've lived here for twenty-two years now. And
23 if you're a local you will totally understand what I am about
24 to say. I'm here to speak against the Riverpark Project.

25 I am no stranger to this podium. Every time I speak

1 I pretty much state the same thing, and every time I don't see
2 much reaction or change from the City Council and Planning
3 Commission. So here we go again, another unneeded ill planned
4 project that degrades our quality of life, displaces and kills
5 animals, adds to overpopulation, bad air quality, et cetera.
6 All this goes against common sense. I wish I knew the magic
7 words to make those in power yield to the wishes of the
8 citizens who do make sense in their pleas.

9 I live next to the proposed Riverpark Project so I
10 have a real concern about its impact. I don't believe it has a
11 positive quality and so I see it as another eyesore. I want to
12 continue living in the Santa Clarita Valley, but as of late I
13 have been debating as to whether I should stay. My heart says
14 yes, my mind says no. Why stay and live with it and put up
15 with a bad quality of life? No one in their right mind would
16 want to put up with, would want to put up with this, and why
17 should they? This is their city too.

18 So I leave you with this thought, when is enough
19 enough? Please prove me wrong and do the right thing and
20 appeal to those who have, who have pleaded before you tonight.
21 Thank you.

22 CHAIR TRAUTMAN: Thank you very much. And now I will
23 invite Glenn Adamick to come up and speak to us in rebuttals.

24 MR. ADAMICK: I'm going to try to be -- thank you,
25 Chair Trautman, Members of the Commission. I'm going to try to

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1 be brief. I think many of the issues that were raised tonight
2 have been discussed in detail at the previous meetings in front
3 of the Planning Commission. And what I wanted to do is kind of
4 break them into subject matter.

5 I think first and foremost Karen Pearson came up and,
6 and I think John Gonzalez touched on this as well, to talk
7 about putting some sort of -- she had concerns with the
8 ownership and the apartment ownership on that portion of the
9 property adjacent to their homes. I told Karen before the
10 meeting that we would have no objection to, to dedicating
11 building rights on a portion of the property to insure that
12 that nose of that ridgeline remains in tact. That is fine. I
13 also told her as well that we would be more than willing to
14 work with those folks on coming up with a, with a landscape
15 plan that will, you know, provide them some additional
16 buffering from Riverpark, but also try to address some of their
17 issues as it relates to the commercial shopping center. And I
18 think we're, we're happy to do that. We've made that
19 commitment to them already, and I think we can work with staff
20 and them on this during an implementation of the project if it
21 is approved.

22 I think going into the subjects that were raised, and
23 I want to touch on a brief response on each. As far as the
24 river, we have spent a great deal talking about the river and
25 the project's potential impacts along the river. I, I, I go

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1 back to the fact that I think many of these comments that are
2 raised are just likely a difference of opinion. They have one
3 belief and, and others have another. But I do want to point
4 out that half of the project does not contain bank
5 stabilization at all. That, that happened from the get go. We
6 pulled portions of the project away from the river to preserve
7 that corridor. Other parts of the project do contain bank
8 stabilization but it is buried bank stabilization, and that has
9 been a very effective bank stabilization from a resource
10 standpoint and, and just from an aesthetic standpoint. We can
11 see that in the North Valencia II and Bridgeport projects.

12 I think as far as the, the other issues, an issue in
13 regards to land use and a General Plan amendment, the zone
14 changes and the various adjustments and everything else that,
15 that have been submitted, I go back to the fact that the
16 General Plan would allow many more units and much more
17 commercial development on this property than we sought with the
18 original design. That, that is evidenced by the General Plan.
19 That is the guiding growth document that the city has adopted.
20 We are well below that.

21 As far as the other -- the, the zone change items
22 and, and tentative map items and adjustment items, there, there
23 is no variance proposed with this. There is an adjustment
24 request on some of the lots, but by far and with most of the
25 project, the project complies with, with all the city's code

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1 requirements in that regard.

2 Concerning the Cross Valley Connector and traffic, I,
3 you know, I think we've had some, some pretty lengthy
4 discussions about the benefits of the Cross Valley Connector.
5 And you know, the, the thing that I continue to remember is
6 that the Cross Valley Connector when put in place would
7 significantly reduce the trips along the Soledad Corridor by as
8 much as fifty percent. And that, that is a huge impact or a
9 huge benefit to the residents of this community.

10 Concerning schools, the school districts have, have
11 filed letters with the city indicating that we have fully
12 mitigated our impacts. We have agreements. We have built
13 schools. We will continue to do that in the future.

14 As far as amenities, I think this project is head and
15 shoulders above other projects in regards to the amenity
16 package that it brings to the table, the vast amount of open
17 space, the private recreational facilities, the twenty-nine
18 acre active/passive public park, the trail extension, et
19 cetera, et cetera, et cetera.

20 I think concerning water quality, one point I wanted
21 to touch on is we have worked with the Regional Water Quality
22 Control Board from early on to make sure that what we're doing
23 with our design here minimizes any impacts to the river. We
24 have added water quality basins. We have added or agreed to
25 add in the EIR bio-filtration swales in the parking lots.

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1 There are a lot of best management practices that will be
2 incorporated in this project that will reduce its water quality
3 impacts.

4 As far as air quality, I go back to the fact that,
5 that over ninety percent, and this has been backed up by AQMD,
6 over ninety percent of the air quality problem in the Santa
7 Clarita Valley is caused by the San Fernando Valley and the
8 L.A. area. If you didn't do a thing out here and growth were
9 to continue in those areas the air quality would still be
10 influenced by those areas.

11 I think on the cultural front, there was actual
12 consultation with Charlie Cook (phonetic) who is listed as one
13 of the descendants in this area in regards to this site. We
14 started from the get go by pulling the project out of the more
15 significant site, we took it out of there. That will be
16 preserved in perpetuity and dedicated to the City of Santa
17 Clarita.

18 I think that kind of touches on some of the
19 significant issues. I think many of these issues were
20 discussed in detail at previous meetings. I think we're at a
21 point where we are requesting that the Commission recommend
22 this project to move forward. We have made some substantial
23 modifications to this project to address issues that have been
24 raised. And I think the Commission has heard from the
25 community and that's been reflected on the revised plan. I

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1 thank you for your consideration. Thanks.

2 CHAIR TRAUTMAN: Thank you. All right.
3 Commissioners, Mr. Ostrom.

4 COMMISSIONER OSTROM: Well, were we going to discuss
5 the three remaining issues or, or were we --

6 CHAIR TRAUTMAN: Well, we, we are, but I'm asking do
7 you have any other questions, I guess, at this point in time?

8 COMMISSIONER OSTROM: Well, I, I do have one
9 outstanding question, and it may have been covered in some of
10 the last meetings there, but I don't recall, and, and that had
11 to do with the downstream erosion study. I just wanted to have
12 someone come up and address that. That's --

13 CHAIR TRAUTMAN: Do we have someone that here who
14 can --

15 MR. HOGAN: Commissioner Ostrom, we can have Susan
16 Tebo from Impact Sciences address that if you like. Like you
17 said, in past meetings we have discussed that, but if you want
18 any further clarifications she can come up here and, and talk
19 to you about specific issues you have.

20 COMMISSIONER OSTROM: Well, I don't -- basically, if
21 he -- well, what I would like to do is make sure that the
22 studies have been done and I'd like to get just a general feel
23 for like the standards of the studies, what's typically done
24 versus what was done, and then the results. In other words, I
25 want to make sure that the, the evaluation was up to, up to

1 standard.

2 MR. HOGAN: Okay. Give us a few minutes on that.

3 COMMISSIONER OSTROM: Sure.

4 MR. HOGAN: We'll look at --

5 CHAIR TRAUTMAN: Okay.

6 MR. HOGAN: We'll look that up, yeah.

7 CHAIR TRAUTMAN: Commissioner Burkhardt, do you have
8 any other questions --

9 COMMISSIONER BURKHART: No.

10 CHAIR TRAUTMAN: -- asides on these issues that we
11 will be discussing?

12 COMMISSIONER BURKHART: Not right now, no.

13 CHAIR TRAUTMAN: Okay. Commissioner Berger?

14 COMMISSIONER BERGER: No questions.

15 CHAIR TRAUTMAN: Commissioner Winsman, any other
16 questions beyond the issues that we will be discussing in a
17 moment?

18 COMMISSIONER WINSMAN: Not right now, (inaudible) up
19 here (inaudible).

20 CHAIR TRAUTMAN: Oh. Okay. All right. All right.
21 So then what we're looking at tonight are the three remaining
22 issues and the adjustment proposal, let's see. How would staff
23 like to --

24 MR. BERTONI: I'm sorry, what's --

25 CHAIR TRAUTMAN: -- address this?

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1 MR. BERTONI: -- the question? I couldn't here it.

2 CHAIR TRAUTMAN: I'm asking how Jeff would like to
3 approach the three remaining issues we were talking about.

4 MR. BERTONI: Address any issues?

5 CHAIR TRAUTMAN: Right. We've got --

6 MR. BERTONI: You have the proposed adjustments.

7 CHAIR TRAUTMAN: -- the adjustment proposal.

8 MR. BERTONI: Santa Clarita Parkway.

9 CHAIR TRAUTMAN: And the --

10 MR. BERTONI: Open space issues.

11 CHAIR TRAUTMAN: Open space. Okay. Offsite
12 dedication.

13 MR. BERTONI: What we're looking for there is the
14 Commissions direction on that. We --

15 CHAIR TRAUTMAN: Okay.

16 MR. BERTONI: Because as you remember at the last
17 meeting you -- we spent a lot of time talking about the river
18 and, and what's the river, what's not the river, how's this --
19 how -- should the project relate to that. And -- we mentioned
20 that earlier in the PowerPoint presentation of how that's been
21 changed. And we walked through the changes on the, on the, on
22 the site plan, the river, the equestrian trail. We talked
23 about going from apartments to condos, talked about the grading
24 on Emblem neighborhood and the park design on -- active park.
25 So what we're really just looking for right now is

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1 the Commission's direction on the, the proposed adjustments,
2 the lot width and front yard setbacks, Santa Clarita Parkway in
3 terms of -- that was just actually providing additional
4 information. And then there's the offsite dedication. So
5 they're really -- we're only looking for --

6 MR. HOGAN: Two issues.

7 MR. BERTONI: -- two issues, adjustments --

8 MR. HOGAN: Proposed sites.

9 MR. BERTONI: Proposed adjustments and offsite open
10 space.

11 CHAIR TRAUTMAN: Okay. So Commissioner Winsman, did
12 you want to address those first?

13 COMMISSIONER WINSMAN: Thank you. I guess my only
14 concern was in looking at IRM's recommendation and the fact
15 that they did recommend some enhanced articulation of the
16 dwelling facades and location subject to break up the flood
17 plains, dealing with two car garages, two single-car garages as
18 opposed to a double garage and so forth. And the applicant did
19 address several of those issues. The, the thing that I would
20 like, knowing full well that the ultimate build out of this or
21 even the actual construction, the startup construction's not
22 going to occur for some period of time, I wonder if it would be
23 possible to require that those final architectural plans,
24 designs, and the site layout come back to the Planning
25 Commission just for kind of a review to make sure that we're

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1 all singing out of the same hymn book.

2 MR. BERTONI: Sure. And if you'll remember we've
3 done that in the past, several times. We did the one -- the
4 project, this other Newhall project over, it was an extension
5 of Golden Valley Road between the 14 Freeway and Sierra
6 Highway. And I think by layout you mean in terms of how the
7 homes are laid out on the lot, not how the roads are lined up.

8 COMMISSIONER WINSMAN: Exactly. How they're sitting
9 on the lot themselves --

10 MR. BERTONI: Correct.

11 COMMISSIONER WINSMAN: -- to provide some broken
12 articulation as they go down the street.

13 MR. BERTONI: Okay. Yeah, we can put a condition in
14 there that, that shows that. And we can also perhaps bring
15 some -- and we can have a discussion with the application to
16 see between now and, and when we bring this back for, for the
17 final action by the Commission in terms of if they may have
18 some more detailed architectural plans that may work for your
19 final approval. And if you don't have it then, then we can put
20 a condition in there that, that requires them to come back.

21 COMMISSIONER WINSMAN: That would be fine.

22 CHAIR TRAUTMAN: Okay.

23 COMMISSIONER WINSMAN: On, on the others I really
24 don't have -- I would like to see the landscaping as well on,
25 on Santa Clarita Parkway as we've discussed I think instead of

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1 the, the paved road, until such time as that additional, if
2 ever, capacity is required, much like they did on Newhall
3 Ranch. And the offsite dedication of land I think would be
4 extremely responsive to the concerns of this development to the
5 Santa Clara River, and also a -- future concerns down river to
6 getting towards the western part of our city. So I, I, I
7 welcome the opportunity to have that river bottom deeded over
8 to the city.

9 CHAIR TRAUTMAN: Commissioner Berger?

10 COMMISSIONER BERGER: I, I have an issue I want to
11 bring up that it's something again that's all about just
12 setting precedent with what we do and what we decide here. We
13 have guidelines that we're supposed to go by and, and one thing
14 that really frustrates me is that they, they, they, they want
15 to have us have lot lines that are, that are less than fifty
16 feet wide. And you know, I, I, I, I know we're dealing with an
17 organization that has the, the top notch architects and
18 designers out there. I don't think they make better. But when
19 you look at these designs and you have -- out here you have
20 ten, twelve houses in a row that are forty-six, forty-eight,
21 forty-nine, and then you might have one here that's sixty-one
22 and seventy that are in the same cul-de-sac, in my eyes, I know
23 maybe they don't want to lose a house and, you know, and I
24 talked to them and they might lose six houses out of this,
25 maybe more, I'm not sure, but I don't understand why rather

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1 than having forty-nine, forty-nine, forty-eight, forty-nine,
2 why, why they can't be within our guidelines, one foot more,
3 and it may cut out one more house down here to make it spread
4 out. They don't even have to cut out a house. They can take
5 this one house that has sixty -- I mean, I don't know, maybe
6 it's topography, I don't know what it is here, this, this has
7 sixty feet front, fifty-eight, and then it goes to forty-nine,
8 forty-nine. Why can't they just chop off ten feet of that
9 sixty and pass it around. I know that's, you know, a moron
10 talking because I have no idea what I'm talking about when it
11 comes to designing, but it doesn't seem like why do we have to
12 concede to them and go to forty-eight, to forty-nine or forty-
13 five, and over here thirty-four and thirty-six. To me, I don't
14 want to set a precedence up here because this is a major
15 project and, you know, we don't have a lot more of these big
16 projects coming out.

17 But, you know, I know that the, the line that Glenn
18 used, and I have all respect for Glenn because he's really been
19 extremely open minded and, and -- to what we have to say but,
20 you know, he, he uses we did this type of setbacks or we use
21 these types of lines in Bridgeport and some other special
22 circumstances, well, that's okay, but Bridgeport was a special
23 project that we -- it was totally special in it's own way
24 because of that lake, and, and the, and the traffic calming
25 that we don't see in any other part of our city. That whole

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1 project was special.

2 But here, this is not a special project in my eyes.
3 It's not -- you know, it, it -- I don't want to say nothing
4 exciting, but it's just a regular project. And I don't see why
5 we have to break our rule, our -- our guidelines to, to get
6 maybe six homes, I don't know. So I don't feel comfortable
7 with the lot sizes below fifty. I'd rather see it kept at
8 fifty.

9 I know Glenn talked about product segmentation and
10 the same thing where it's easier to, to show setbacks and
11 change of the, the, the, the homes. But you know something, I
12 look at all the other properties that they have in Valencia
13 that they've done, Valencia I, Valencia II, The Hills,
14 everything that they've done, they've never had a problem of
15 making a neighborhood look nice. So I'm not afraid of that. I
16 just, I just don't want to see us, us going and making changes
17 like this personally. But that, that's basically the issue
18 that I had on that.

19 CHAIR TRAUTMAN: Okay.

20 COMMISSIONER BERGER: Thank you.

21 CHAIR TRAUTMAN: Okay. That's all from you?

22 Commissioner Burkhardt.

23 COMMISSIONER BURKHART: I agree with Rick's comments.
24 I'd rather see the road landscaped then paved since it's, you
25 know, likely to be a very long time before that bridge is built

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1 over, over Soledad and can be used, if ever, actually.

2 The river dedication I think is great and, you know,
3 I'm not going to disagree with that.

4 As far as the, the setbacks, I don't know, Brad,
5 Jeff, Vince, one of you guys, or maybe even have Glenn come
6 back up, the memorandum from RRM talked about them accepting
7 from an architectural standpoint the, the depth of the setback
8 because of the seven foot parkway and the five foot sidewalk.
9 And then Glenn mentioned in his presentation that they have
10 changed a lot of the project so that they're, I believe, there
11 are very few lots that will have the smaller setback. Can I
12 just get some clarification, because it seems like the, the
13 memo addresses something that may not even be an issue anymore.

14 MR. HOGAN: Commissioner Burkhardt, basically what --
15 all single-family homes will -- what he's proposing is we'll
16 have sixteen foot to twenty foot setback, have the ability to
17 go sixteen feet. So it doesn't mean necessarily that all the
18 homes are going to be at sixteen. They might be at eighteen,
19 twenty, but have the maximum ability of sixteen feet and the
20 garages be eighteen feet from the front.

21 What he was talking about as far as the landscaped
22 parkway, in the old days there used to be a parkway and the
23 sidewalk and then there'd be a fourteen foot right-of-way, that
24 would be your grass area. We changed the code in the last
25 couple of years, if you remember that. Now there's a parkway,

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1 a five foot sidewalk, and an additional twenty feet. So the
2 setbacks are even further back than a lot of times what you saw
3 in those pictures. So I think RRM was saying that because we
4 already have the twenty foot, the parkways and sidewalks it's
5 going provided a big buffer, more than we see on those plans or
6 the site plans in the pictures which are showing ten feet, you
7 know, fifteen feet.

8 COMMISSIONER BURKHART: Right.

9 MR. HOGAN: So --

10 COMMISSIONER BURKHART: Okay. So, so in that regard,
11 in terms of that setback are, are we for the most part
12 complying with the code and there's no need for a variance for
13 the most part there?

14 MR. HOGAN: For the adjustment?

15 COMMISSIONER BURKHART: Yeah.

16 MR. HOGAN: Is there a need? I think RRM was saying
17 that they feel comfortable with the adjustment.

18 COMMISSIONER BURKHART: With the adjustment?

19 MR. HOGAN: Right.

20 COMMISSIONER BURKHART: Right.

21 MR. HOGAN: With, with the conditions or the
22 recommendations in, in the, the memo which talks about the
23 pushing the garage back fifteen feet beyond the, the, the front
24 elevations, you know, the splitting up the garage with maybe
25 two doors instead of one full door, those types of things.

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1 COMMISSIONER BURKHART: And, and, and I guess this is
2 maybe where I got confused, is I thought that Glenn made
3 mention that they had made some other adjustment to the
4 project, that perhaps more of the lots complied with the code?

5 MR. HOGAN: I think that he was referring to more of
6 the lot width. The front yard setbacks he, he's applying to
7 the whole single-family homes. The lot width in Area A-1,
8 which is the western portion single-family homes, there's going
9 to be seventy-seven to two hundred and five lots that are going
10 to have reduction in lot widths, the rest of the single-family
11 homes will be fine.

12 COMMISSIONER BURKHART: Okay.

13 MR. HOGAN: So that's what he said.

14 MR. ADAMICK: You know, something that may help
15 clarify this, it's clearly not our intent to have every house
16 sixteen feet off the right-of-way.

17 COMMISSIONER BURKHART: Sure.

18 MR. ADAMICK: And you know, what we're trying to do
19 is vary the street scene. Something that I just thought of
20 that may be helpful is, is if there was a percentage added to a
21 requirement or condition that said, you know, no more than
22 thirty percent. I mean, what we're trying to accomplish here
23 is variation in the street scene. We may have a house at
24 sixteen, we may have one at twenty-one, which is above the
25 code. So --

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1 COMMISSIONER BURKHART: Oh, yeah. And I'm fine with
2 that. I just was seeing a disconnect here between the -- what
3 the architect said they found to be acceptable. And I thought
4 you were saying that there was no need for the memo because
5 there were some changes being made to the project that brought
6 it all within the current guidelines.

7 MR. ADAMICK: I think as far as lot size it does.
8 All the lots are above five thousand square feet now. We still
9 are requesting the adjustment as it relates to the front yard
10 setback, and also the adjustment on the lot width.

11 COMMISSIONER BURKHART: Okay.

12 MR. BERTONI: And I can clarify something just so
13 we're clear on the RRM memo. I think there's setback and
14 there's offset. There's a whole issue of, of how far is the
15 home set back from the, from the front property line of the
16 street. And, and I -- the real -- the point of RRM's memo when
17 it comes to the point of setback is if you move the homes too
18 close to the street and they're dominated by two or three car
19 garages that's not going to be a very good street scene as, as
20 you walk or drive down the street. They're saying that that --
21 if you want to reduce the setback it may be acceptable if you
22 offset that, that garage five feet behind the house so you
23 don't have that domination of it. They're, they're proposing
24 that pretty much all of the homes have at least a five foot
25 offset from the front of the house and that the, the garage is

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1 in essence at least five feet behind the front of the house.

2 And so there's that issue and I'm not quite sure if, if the
3 existing proposal meets that or not on the, the offset issue.

4 But I think that's, I think that's an important part
5 of the street scene, quite frankly, that you also have at least
6 enough room in front of -- between the garage and the back of
7 the sidewalk that you can park a car so you don't have cars --
8 they're going to be parked there, we know that, it's just
9 whether or not they're sticking out into the street or the
10 sidewalk. So we -- there's a -- that's one of the critical
11 issues with that.

12 COMMISSIONER BURKHART: Okay. Well, with that
13 clarification my -- yeah, my, my comment would be I'm fine with
14 the setback from the street being adjusted so that we can get
15 that varied look because I think, you know, there's nothing
16 worse than a bunch of buildings all lined up, you know, in the
17 same plain. It looks like a tenement when you drive down the
18 street. So in order to achieve that look, to come a little
19 closer in your setback, I'm willing to make that trade off as,
20 as a compromise to the way that thing works.

21 I'm tending to fall in Mike's court on, on the width
22 of the lots, although I think we're talking about seventy-seven
23 out of two hundred and five that are not going to be meeting
24 that. And I'd like to hear what some of the guys have to think
25 about that issue.

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1 CHAIR TRAUTMAN: Okay.

2 COMMISSIONER OSTROM: On the -- oh, we'll just
3 continue to talk about the adjustment proposal. Well, one of
4 the -- an idea that Rick Winsman had that I kind of like would
5 be to -- but on, on a different slant, you might say, is that I
6 want to make sure that we're not going to suffer from the can't
7 see the forest for the trees in that we're focusing so much on
8 the individual places. And I know you have a setback and all
9 that, it's for sensitivity with regards to the street scene.
10 But I also think that we need to get some sort of a feeling for
11 what the place would look like across the river. In other
12 words, as you drive up and down the other Cross Valley
13 Connector, make sure that we don't have some macro issue
14 popping up and -- that we can get before we lay to much
15 concrete.

16 On the, the individual setbacks, I think, you know,
17 the experts have spoken and it's basically a good idea.
18 Philosophically I, I, I fall into, we'll call it Mike's court
19 too. And I was just wondering, maybe some of that would lessen
20 if somehow we came up with the number of houses, if they're all
21 fifty and then held it at that, and then allow them to come up
22 with the most optimal, you know, aesthetic thing. That way
23 you'd know that they're really focused on aesthetics and not
24 garnering, you know, extra lots, you know, that type of thing.
25 So that would be something I would throw out as a, as a

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1 potential compromise.

2 The offsite land, that's great. I, I think that
3 that's just necessary. I think it's -- just behooves the city
4 to get all the available land that it can. We started the race
5 so late in the game and this is -- really shows a good faith
6 effort on the part of Newhall and I really appreciate what they
7 have done.

8 The cost difference on the Santa Clarita Parkway, I'd
9 say go to two lanes paved and put four, four lanes park land
10 because we, we have in Sand Canyon some four lane stretches
11 that are paved and we're about ready to, to come up with some
12 sort of means of getting that excess pavement out of there.
13 And I personally don't expect that so close to this bridge that
14 we're going to see a bridge crossing that river for a long,
15 long time, if ever.

16 CHAIR TRAUTMAN: Well, I'm -- I have to say, I agree
17 with Dennis on the roadway. I do think there's too many
18 roadways, major roadways too close together. I think that it
19 would be better with two lanes and landscaping on the rest.

20 As far as the adjustments, the lot width, I do agree
21 with both Tim and Mike on that. The visuals that we were given
22 of what this is going to look like from the other side of the
23 river, from Soledad Canyon Road, I think it's a very optimistic
24 view. I think it's actually going to have a greater visual
25 impact. And to the extent that it will have a great individual

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1 -- a visual impact, excuse me, I'd like to see things
2 maintained at the standards that the city says is, is optimal.

3 I also had an issue though with the setbacks because,
4 you know, when you look at -- pardon me. If you look at this
5 picture with the car in the driveway in Bridgeport, this is a
6 compact mid-size car. But if you drive around this city there
7 are lot of people who are driving SUV's, pickup trucks, much
8 larger vehicles, and I think that's going to have an impact on
9 the sidewalk. So I don't, I don't think we should be adjusting
10 that either. Twenty feet is a, is a normal setback, isn't it?

11 MR. HOGAN: Correct.

12 CHAIR TRAUTMAN: Has anybody done any measurements to
13 find out if any of the, of the current crop of Hummers in the
14 valley will fit in that kind of a driveway? I mean, it, it
15 looks good on a -- in a picture like this, but this is, you
16 know, like the model homes where they put the smaller furniture
17 in it. It looks good on a picture but it doesn't look good in
18 reality.

19 MR. BERTONI: Yeah. I think that the standard space
20 in a garage is ten by twenty -- what the code requires, ten
21 feet wide by twenty feet in depth.

22 CHAIR TRAUTMAN: But the driveway then, the setback
23 of the garage from, from the sidewalk is twenty feet?

24 MR. BERTONI: Well, the setback, there's a setback
25 from the home, but there's also the whole idea if you put a car

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1 there is it going to hang over to the sidewalk into the street.
2 It depends on what kind of distance you need from the garage.
3 If you're going to park in your driveway between that garage
4 door and wherever it's going to be, the sidewalk or the road,
5 you know, I know cars vary in length, obviously in width. But
6 you know, if you look at a standard garage space it's ten by
7 twelve -- excuse me, ten by twenty.

8 CHAIR TRAUTMAN: Ten by twenty, okay.

9 MR. BERTONI: Sorry.

10 CHAIR TRAUTMAN: It's been a long day.

11 MR. BERTONI: Yeah.

12 CHAIR TRAUTMAN: Yeah. Okay. But we're, we're
13 talking about allowing anywhere between sixteen and twenty from
14 the setback.

15 MR. BERTONI: Well, understand too though that, that
16 what that encroachment into the setback is, is not always for
17 the, the garage, it's for the living area of the home. So I
18 think how you can -- how we can condition this is just to
19 say we can allow for a reduction, which I think that's for a
20 sixteen foot reduction, provided that there is -- that there's
21 at least a five foot offset between the living area of the home
22 and the garage, that the garage is pushed back at least five
23 feet. And that you have an area between the garage door,
24 always between the garage door and the back to the sidewalk
25 that's somewhere, eighteen I think he's proposing, twenty foot

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1 is the standard in a garage, you know, somewhere in that, in
2 that frame. And I think it, it takes care of both, it allows
3 the applicant some kind of encroachment but it really ensures
4 that the street won't be dominated by garage doors and that if
5 someone's going to park cars in the driveway, which is very,
6 very common, that it's not going to hang over into the sidewalk
7 and create obstructions for pedestrians.

8 CHAIR TRAUTMAN: Okay. Well, I would, I would like
9 that condition then, and I think that that's appropriate. I
10 don't know if the other Commissioners agree with it, but --

11 MR. BERTONI: The only thing we may need
12 clarification, I believe the applicant's proposing eighteen
13 feet from the garage door to the back of the sidewalk. Is that
14 -- are you comfortable with that or, or not?

15 CHAIR TRAUTMAN: Well, not knowing the measurements
16 on these vehicles makes it difficult to judge that. I want it
17 to be a standard parking area for any sized vehicle. So --

18 MR. BERTONI: Twenty feet is our standard.
19 something --

20 CHAIR TRAUTMAN: I -- I think twenty feet is what you
21 need in a valley where you have these kind of vehicles
22 predominantly. And so --

23 MR. BERTONI: Okay. So it would be twenty feet on
24 the garage and then --

25 CHAIR TRAUTMAN: Twenty feet.

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1 MR. BERTONI: -- sixteen feet with the setback.

2 CHAIR TRAUTMAN: Setback in the front of the --

3 MR. BERTONI: Yeah.

4 CHAIR TRAUTMAN: That's -- that would be okay. But I
5 agree again about the width of the lots.

6 The dedication of land, now this area of river, this
7 is river area that's being dedicated, correct?

8 MR. BERTONI: Correct. I think so. Think there's a
9 little upgrade area in addition to it, but it's primarily
10 river.

11 CHAIR TRAUTMAN: It's primarily river. Okay. Is
12 there any area of river upstream from this development that is
13 owned by the developer? Because that area has already seen
14 impacts. I don't know if there's anything else that can be
15 done to that. But if we were going to -- if I was going to ask
16 for a dedication, my choice would be a dedication of property
17 that has not been encroached upon or had bank stabilization
18 introduced to it. I would want to preserve some more natural
19 river habitat.

20 MR. HOGAN: Chair Trautman, I believe with the NVI,
21 North Valencia specific plan, NVII, we have the river trails,
22 et cetera, from that point, and the applicant is wanting to
23 just continue from the Bouquet Bridge all the way to the Wiley
24 Canyon Bridge. Yes, most of that's river bottom. There's some
25 opportunities, we talked about it in the past meetings, as far

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1 as behind the Trader Joe's for some trail head areas. There is
2 a south fork trail that runs along this area that he's
3 proposing and dedicating with additional other land that's, I
4 believe the Edison easements. So as far as development-wise I
5 think the only opportunity is the, the Trader Joes. I believe
6 there's still more land further in Newhall land, all this
7 miscellaneous property throughout the city. But as far as
8 development land I think they would have to talk to you about
9 that.

10 CHAIR TRAUTMAN: Well --

11 MR. HOGAN: But you're talking up -- over --

12 CHAIR TRAUTMAN: I'm talking up river from --

13 MR. HOGAN: Closer to --

14 CHAIR TRAUTMAN: -- this development.

15 MR. HOGAN: Closer, closer towards downtown Newhall
16 from this development as you go up the Santa Clara -- the
17 South, the south fork of the Santa Clara, correct?

18 CHAIR TRAUTMAN: The area that is located between --
19 that is located between Valencia Boulevard, Magic Mountain
20 Parkway, southward, in that area --

21 MR. HOGAN: Okay. Down. Yeah.

22 CHAIR TRAUTMAN: -- is already -- it already has --

23 MR. HOGAN: Yeah.

24 CHAIR TRAUTMAN: -- embankment on it. What I'm
25 asking is up river from this development, meaning further to

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1 the east, is there, is there river property?

2 MR. HOGAN: Okay.

3 CHAIR TRAUTMAN: Because if we have an opportunity
4 to --

5 MR. HOGAN: I have the wrong exhibit.

6 CHAIR TRAUTMAN: I'm sorry. If we have an
7 opportunity to protect another area that has not had
8 encroachment upon it, that would be my preference. I don't
9 know what the value is of having a piece of river dedicated
10 that's already a river that can not be touched. What is the
11 value of obtaining properties that already has trails on it?

12 MR. HOGAN: If you're talking about the eastern
13 portion that may -- that might be part of the Synergy Keystone
14 Property, and I don't believe Newhall owns any land east of the
15 Riverpark Project. So, so it's other property owners.

16 MR. FOLLSTAD: And the river, the river land that
17 they are proposing, a portion of it is -- there's no bank
18 stabilization, mainly behind like the Honda dealership, and
19 that there are portions of that that have not been improved.
20 And there is some -- there are some buried bank mix at self
21 storage facility, Extra (phonetic) I think it's called, self
22 storage so it's -- and there's a trail over there.

23 Magic Mountain to Wiley Canyon, you're right, it is
24 all channeled bank stabilization on both sides, soft bottom.

25 CHAIR TRAUTMAN: Okay.

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1 MR. FOLLSTAD: So it is concrete from there over.
2 But there are some portions of it quasi natural, no river bank
3 protection between Magic Mountain and Valencia Boulevard.

4 CHAIR TRAUTMAN: Okay. Mr. Adamick, can I ask you,
5 are there any other areas of the Santa Clara River that are
6 within -- it's within your power to dedicate to the city that
7 have not seen improvements as yet?

8 MR. ADAMICK: I think what we are proposing to
9 dedicate tonight is what's within, within our power. We
10 certainly have other properties that are our ownership in the
11 City of Santa Clarita. We have development plans for those
12 various properties. I, I think when we started with this we
13 really wanted to, to try and meet the, the city's goal, and
14 that is to make sure that these water recharge areas or these
15 potential habitat areas are dedicated to the city.

16 I, I, I'm a -- I'm one of the people that think that
17 the Edison right-of-way behind Valencia there offers a great
18 deal of recreational opportunity in the future for the city.
19 It's flat, it's outside of the south fork. The trails there,
20 there may be an ability to do passive fields, some other things
21 that could occur in there. I think that property does have a
22 value.

23 But as far as the properties that we are presenting,
24 these are the pieces that we don't have development plans for.

25 CHAIR TRAUTMAN: All right. Thank you.

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1 MR. BERTONI: And I'd like to just mention too in
2 terms of the value of the river bottom too is that there's some
3 river bottom, there's some that's outside of the, the river
4 bottom onto the sides and, and I think there is value to the
5 ownership in the sense that, you know, we do get proposals if,
6 if a piece of property is, is owned by someone and it's part of
7 the river, part out of the river, there are people who come in
8 and propose trying to put development into these areas. Some
9 of these that don't seem developable, realistically it could be
10 if you, if you elevated above the flood plain and, and -- so I
11 think there is a --

12 CHAIR TRAUTMAN: So there is a --

13 MR. BERTONI: There is a value to actually as to own
14 it so it's not in private -- hands, because there are some
15 certain -- there are certain property rights that people have.
16 So whenever we can take any portion of the river and its upland
17 out of private ownership we, we, we reduce the risk that
18 someone's going to take a sliver of the river and try to
19 develop it. And, and that could create some real problems for
20 the city.

21 CHAIR TRAUTMAN: Okay. All right. Now, the other
22 things I want to mention are not part of these issues, but as
23 far as the analysis on the pedestrian bridge, I was speaking
24 earlier with staff and I think that it would be beneficial to
25 do an analysis to figure out where to put that bridge. It may

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1 not be something that happens immediately since we're talking
2 about the city and the City Council having to approve funding
3 to, to build, you know, seventy-five percent toward building
4 that pedestrian bridge. But I think that it's important to
5 look at the entire community that it will be serving to make
6 sure it's placed properly, and that would be something that I
7 would let Mr. Adamick know that I think, personally, I think it
8 should be closer to, to Bouquet Canyon Road to make it more
9 accessible for students crossing that roadway and for seniors
10 from the senior residential property on the other side of
11 Bouquet to get -- be able to get down and have access to that
12 park in a safe way. Because that will be a very busy road,
13 whether it has super trucks or not, it's just going to be a
14 very busy road. So a larger -- I think, I think a larger
15 percentage of the population can make use of that pedestrian
16 bridge, and it can still tie into a trail system, be a wider
17 sidewalk or an open trail area on the north side of Newhall
18 Ranch Road.

19 And it was mentioned to me, I haven't seen it, I
20 haven't pictures, it was mentioned to me that some of the
21 buried bank stabilization I guess in the North Valencia II
22 Project is kind of showing through. Their, their, their
23 landscaping is -- has been whisked away. So my question then
24 is who is going to be responsible for maintaining that buried
25 bank stabilization and all of that additional mitigation in the

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1 riparian habitat and, and along the banks. I think that's
2 important for us to know, and I think it's important to
3 establish that there is some maintenance on --

4 MR. HOGAN: We, we can look at the NVII Project. And
5 you're saying that there's some problems out there?

6 CHAIR TRAUTMAN: I'll try and find out a more precise
7 location for you, but I understand that it's the areas that
8 have already been developed. I think it's probably close to
9 Valencia High School area or something like that. But it's --
10 I understand that some of the bank has been eroded. And if we
11 are promoting this as being a great solution, I think we need
12 to make sure that it's actually working.

13 MR. BERTONI: We can -- I've never heard of that. We
14 can go, if you let us know where the exact portion is --

15 CHAIR TRAUTMAN: I'll, I'll try to get more
16 precise --

17 MR. BERTONI: -- then we'll go out and take a look at
18 it. But there are certainly -- you know, the city monitors
19 that the developer has an obligation in terms of, of
20 maintenance, and so, so we can take a look at that in terms of
21 that. I know that North Valencia I and Bridgeport which is
22 older than North Valencia II, that buried bank stabilization I
23 believe is holding up fine. It's -- we've been through several
24 storm events with it so, so I mean, we've had success there.
25 So -- but we'll --

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1 CHAIR TRAUTMAN: Okay.

2 MR. BERTONI: We can take a look at North Valencia II
3 and --

4 CHAIR TRAUTMAN: Well, in part I'm asking this too
5 because of the issue with the cottonwoods and the river and all
6 that. You know, if that's turned over to us and we maintain
7 it, who's going to maintain it and how?

8 MR. BERTONI: Sure.

9 CHAIR TRAUTMAN: It's, it's just very important.
10 Okay. I think that's all on those issues tonight in the --

11 COMMISSIONER BERGER: Diane, I have one more
12 question.

13 CHAIR TRAUTMAN: Oh, yes. Thank you.

14 COMMISSIONER BERGER: One of the speakers tonight,
15 Stacy, has come many times, brought up a good issue, and that
16 is that she -- the bridge underneath, I think it's Newhall
17 Ranch Road, and then we have down towards GG's (phonetic) Pizza
18 and back in there, and that really is a good way to get people
19 across the street on bikes, that's the only time I'm using it,
20 but I'm sure, sure the public would be -- it's an easy way to
21 use it.

22 Is it possible or is that too small on the other side
23 to put something underneath the bridge? Glenn, has it been
24 looked at?

25 MR. FOLLSTAD: I believe, I believe it, it's being

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1 constructed now. We're doing a bridge widening on Bouquet
2 Canyon Bridge. You're talking about Bouquet Canyon, right?

3 COMMISSIONER BERGER: Yes, and Newhall Ranch --

4 MR. FOLLSTAD: There's going to be, there's going to
5 be a like under-crossing on the other side, that's part of the
6 construction of the bridge widening.

7 COMMISSIONER BERGER: So that the people will be able
8 to walk down to the other crosswalk, they can go underneath
9 Newhall Ranch Road -- or Bouquet Canyon?

10 MR. FOLLSTAD: Bouquet Canyon.

11 COMMISSIONER BERGER: Yeah.

12 MR. FOLLSTAD: Right now they can go underneath it on
13 the south side. They'd be able to do that on the north side --

14 COMMISSIONER BERGER: Oh, they will be able to?

15 MR. FOLLSTAD: -- of the Santa Clara River.

16 COMMISSIONER BERGER: Oh, excellent.

17 MR. FOLLSTAD: So the trail will go down there and
18 wind itself and then come up by the pump station --

19 COMMISSIONER BERGER: Perfect.

20 MR. FOLLSTAD: -- and then --

21 COMMISSIONER BERGER: Because they can go right up to
22 Bridgeport from there?

23 MR. FOLLSTAD: Yes.

24 COMMISSIONER BERGER: Perfect. Thank you.

25 CHAIR TRAUTMAN: Okay.

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1 COMMISSIONER WINSMAN: I have a question.

2 CHAIR TRAUTMAN: Go ahead.

3 COMMISSIONER WINSMAN: Does -- Glenn, do you know how
4 many of those narrow lots -- I didn't get a chance to count out
5 the narrow lots. How many narrow lots are on cul-de-sacs and
6 thereby are the pie shaped lots? Do you have any idea what the
7 count is?

8 MR. ADAMICK: No, not off the top of my head. I, I
9 really don't know. You know, again it's, it's kind of
10 delegated to a very small portion of the single-family, where
11 the narrow lots are. Primarily one, everything else complies.
12 So I don't know off the top of my head how many are lesser or
13 more.

14 COMMISSIONER WINSMAN: If we were to make any
15 suggestions, recommend changes, I would recommend the straight
16 lots that are not on a curve perhaps conform to the fifty foot
17 wide limitation, but realizing that those cul-de-sacs lots and
18 those that are on a curve are pie shaped and naturally are
19 narrow, but have the same overall square footage as the other
20 lots.

21 CHAIR TRAUTMAN: All right. All right.

22 MR. FOLLSTAD: Commissioner Trautman, currently our
23 code allows for a reduced setback on pie shaped lots or on
24 knuckles to forty feet. Our -- our minimum standard is forty
25 feet. So we are -- that's something that is currently allowed

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1 by code and they would not be asking for a variance to go down
2 to forty feet on radius curves.

3 MR. HOGAN: There, there are a few lots though
4 that --

5 COMMISSIONER BERGER: Thirty-seven.

6 MR. HOGAN: -- that are going down to thirty-three on
7 the --

8 COMMISSIONER BERGER: Thirty-three.

9 MR. HOGAN: Correct.

10 COMMISSIONER BERGER: You're right. Yeah, I saw it
11 was below forty.

12 MR. HOGAN: Yeah, thirty-four, whatever the
13 adjustment --

14 COMMISSIONER BERGER: Yeah.

15 CHAIR TRAUTMAN: One of the issues that I just wanted
16 to make the Commissioners aware of that I brought to Mr. Hogan
17 earlier was insuring that there's adequate mitigation for
18 sound, for the noise along Newhall Ranch Road. And Jeff, did
19 you want to just clarify what you're putting in to the
20 conditions then? Because my concern is that Stacy Kelleher has
21 brought to my attention the issue of windows that are not
22 properly paned to insulate for noise along Newhall Ranch Road,
23 it's only going to get worse. I don't want to perpetuate that.
24 And I want to make sure that whoever builds these homes finally
25 is going to build them according to the appropriate standard to

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1 mitigate to bring that noise level down to it's four, forty-
2 five DBA rate.

3 MR. HOGAN: Correct.

4 CHAIR TRAUTMAN: So if it means solid core doors, if
5 it means improved insulation on walls that are facing that, if
6 it means standard, standardized double-paned windows, not
7 double-paned windows that are the equivalent to one pane, then
8 that's what we need to do.

9 MR. HOGAN: Correct. What it's done is taken that
10 and incorporated a lot of the mitigation that is reserved,
11 specifically a couple of them that talk about in the noise
12 studies prior to obtaining building permits to insure that
13 forty-five decibel indoor noise levels are, are met. And what
14 we can do -- and those mitigation measures in the EIR have also
15 included in, in Building and Safety conditions of approval. So
16 this kind of gives us a double catch that when building and
17 safety is looking at it they'll have a heightened sensitivity
18 of that too. So it insures that we catch that and we look at a
19 noise study and look at their recommendations, whether it's
20 dual-pane or double-glass corridors, things like that. So we,
21 we did -- we will be incorporating that. And hopefully at the
22 next meeting we'll have you look -- review that to makes sure
23 that that's what you --

24 CHAIR TRAUTMAN: Okay.

25 MR. HOGAN: -- had in mind.

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1 CHAIR TRAUTMAN: Thank you. All right. And then --
2 so just to go back, I agree with the other Commissioners who've
3 suggested that there shouldn't be lot widths below fifty unless
4 they're part of the standard for the cul-de-sacs, as you were
5 saying. Wasn't that your --

6 MR. HOGAN: Yeah. From what I was hearing the
7 Commission was okay with the, the cul-de-sacs, having an
8 adjustment for the cul-de-sacs, but not the straight lot
9 widths. So you're okay with two adjustments, I believe it was
10 the front yard setbacks which they'd have the ability to go the
11 sixteen feet for the front elevations, the garages you want
12 twenty feet, and then for lot size it would be just the, the --
13 where the curves are, the cul-de-sacs would be allowed the
14 adjustment, the narrow lots, to, --

15 CHAIR TRAUTMAN: To forty?

16 MR. HOGAN: -- forty, to forty --

17 CHAIR TRAUTMAN: To forty, but not below?

18 MR. HOGAN: It, it would be forty times --

19 MR. BERTONI: No, I --

20 MR. HOGAN: It's between --

21 MR. BERTONI: That would be thirty-two.

22 MR. HOGAN: I'm sorry, thirty-two feet. So the, the,
23 the narrow lots could go down to thirty-two feet, or the cul-
24 de-sac --

25 MR. BERTONI: Forty feet, Commissioners. That's what

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1 complies right now. I mean, it's there's desire -- I
2 understand that it's -- does the Commission -- is the
3 Commission wanting to allow for this to be reduced less than
4 forty feet on some of the cul-de-sacs, 'cause now the code
5 allows you already to go down to so -- to forty feet I believe
6 through, through the code existing. So they're still asking
7 you to go -- so if you're asking for -- I guess if you're -- if
8 you want to, to grant the lot width reduction that's not forty
9 feet at the cul-de-sac, it's going down to something like
10 thirty-two or thirty-three feet. Are you comfortable with
11 that?

12 MR. BERTONI: And that's -- maybe we should just go
13 back down. I think we've had a lot of discussion. Maybe
14 we -- I can just kind of go down the list and see where I kind
15 of hear where that -- there may or may not be consensus on the
16 Commission and, and at the end of me going down the list,
17 correct me if I'm wrong.

18 In terms of the front yard setback, the Commission's
19 comfortable with the front yard setback reduction to sixteen
20 feet provided that those lots of sixteen feet meet the majority
21 of the recommendations from our design consultants, which means
22 those are reduced to sixteen feet, the garage has to be offset
23 at least five feet back behind the living area of the house,
24 there needs to be at least a twenty foot area between that
25 garage door and the sidewalk. There also needs to be a few

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1 other things that are, are mentioned about, no three car
2 garages, they're can only be two cars, one in tandem, it had to
3 with the, the garage doors being broken up visually and those
4 types of things. And they're listed in your -- the attachment
5 to the staff report. So you're comfortable with the front yard
6 setback reduction provided all those things occurred.

7 Lot, lot width, I heard forty feet. I don't know if
8 I heard thirty-two feet without the cul-de-sacs. Is that -- is
9 thirty-two feet, are you okay with cul-de-sacs at thirty-two?

10 COMMISSIONER BERGER: No. I think we said fifty feet
11 on all the, the width. And then because the code right now
12 allows us to go forty I'm okay with them going down to forty on
13 knuckles and, and cul-de-sacs.

14 MR. BERTONI: Which would in essence, in essence
15 be -- would be not granting a lot of width adjustment, because
16 the code, they can do that under the code today. So you're
17 saying don't, don't do a lot width reduction.

18 You are -- go back to here. You were fine with, I
19 believe, the offsite open space dedication. I didn't hear any
20 modifications for that.

21 The direction I guess or recommendation on the Santa
22 Clarita Parkway would be to not construct the full width but
23 only construct at this point in time four lanes --

24 MR. HOGAN: Two lanes.

25 MR. BERTONI: Two lanes at this point in time in

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1 terms of pavement. Construct the whole width, but only pave
2 the two lanes. I also heard --

3 COMMISSIONER OSTROM: You just said only pave two
4 lanes?

5 MR. BERTONI: Yeah.

6 COMMISSIONER OSTROM: Okay.

7 MR. BERTONI: And then there was also the other
8 condition that, that the Commission brought up, I believe that
9 was Commissioner Winsman, sorry, lost track a little bit there
10 -- which add, would add an condition to it that we -- that they
11 -- that the developer be required to bring back the final
12 elevations when, when they -- after the project's approved,
13 when they come up with the final elevations that those are
14 brought back to the Commission for approval, like we did with
15 that project -- this other Newhall project out in, in Canyon
16 Country. And also -- I think I heard from Commissioner Ostrom
17 that when you bring those elevations back that we -- that we
18 pay close attention to the views as you see them across the
19 river, along the Cross Valley Connector and the major roadways,
20 which is also similar to, similar to that in the project where
21 we made sure that they were -- that they paid close attention
22 to what you would see from Sierra Highway and the Golden Valley
23 Road extension, so you'd heighten review. And we'll probably
24 fill that condition out a little bit more, that we talk about
25 what you see from major roadways and from the, the river and so

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1 forth and, and where there's major separations on corners
2 between houses and so forth so you'd, you'd have good
3 elevations there.

4 I think that was it for tonight. Did I, did I miss
5 anything on there?

6 MR. HOGAN: And I think just a couple of things with
7 Karen Pearson that we wanted to add, like the dedicated
8 building rights.

9 MR. BERTONI: Was that from the Commission? I
10 don't --

11 COMMISSIONER BERGER: I think that's what Glenn
12 offered.

13 MR. BERTONI: Okay.

14 CHAIR TRAUTMAN: I -- that should be in the
15 conditions though and -- I don't think it's been included yet,
16 correct? So --

17 MR. BERTONI: We'll put it on the site plan.

18 CHAIR TRAUTMAN: Okay.

19 MR. FOLLSTAD: And I think Commissioner Ostrom was
20 wanting to hear about the downstream issues. I think --

21 MR. BERTONI: Yeah. Before the informational, was
22 there any other in terms of the conditions? Is that --

23 CHAIR TRAUTMAN: Can we -- is there anything with the
24 pedestrian bridge that's part of the conditions as far as where
25 it's placed? I mean, I know that this is somewhere down the

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1 line but it's still on their property, so do we need to say
2 that it's, it's a discussion of the city and -- as to the
3 placement of the -- the ultimate placement of the pedestrian
4 bridge over Newhall Ranch Road?

5 MR. HOGAN: Yeah, because of the, the, the two issues
6 with the dedication of open space and the pedestrian bridge
7 there's still going some fine tuning that we'll be needing to
8 do from now until the Council -- we'll craft some language in
9 there for you to review. We can say, you know, the applicant's
10 to construct or pay twenty-five percent of cost of the bridge,
11 location of the bridge to the satisfaction of the City Council
12 type thing or -- that way we have time to figure out where the
13 location is and bridge abutment --

14 CHAIR TRAUTMAN: And make some recommendations as far
15 as --

16 MR. HOGAN: Yeah.

17 CHAIR TRAUTMAN: -- statistical analysis and all of
18 that?

19 MR. HOGAN: Right. Same, same with the offsite
20 dedication, we'll craft it in such a way that it's more open so
21 we have time to figure out names and things like that.

22 CHAIR TRAUTMAN: Okay.

23 MR. BERTONI: And so I think that's -- we covered all
24 the conditions. Okay. Then what we'd like to do is invite Jim
25 Jordon up to talk about the downstream impacts.

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1 MR. JORDON: Good evening, Commissioners. The
2 downstream effect based on, and I haven't seen specifics on
3 this project, but the reason that the city likes to use buried
4 bank stabilization is that with the flood way studies that have
5 been done by Newhall already it's not going to substantially
6 change any time of erosion and so it shouldn't change any
7 downstream sedimentation because of the buried bank
8 stabilization. That, that's why we like it, it does not make
9 major changes to sediment being carried downstream.

10 When we get into an extremely heavy storm, you know,
11 with trying to contain it as well as we can, and there's going
12 to be, instead of a lateral spread, those buried bank walls
13 will, will force it to be more of a vertical cutting, but the
14 amount of soil that's carried downstream shouldn't
15 substantially change because of the buried bank stabilization
16 or, or what they're proposing.

17 COMMISSIONER OSTROM: And, and then the reason is is
18 because you're going to replace -- you're going to make it
19 essentially the same as the way you found it? Is that it?

20 MR. JORDON: Correct. It's going to look -- during
21 the construction time it changes, but at the end of
22 construction when the bank's in place and the re-planting's
23 done and all the requirements that go along with that it's
24 going to look basically the same as it did before the
25 construction, yes. And, and the wall normally, that's -- we

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1 haven't heard anything about the buried bank being exposed
2 upstream in the NVII area. So, as we were saying, we'll look
3 into that. But the reason for that is is the walls shouldn't
4 be exposed except during extremely heavy flooding. That's,
5 that's the whole idea. It's set far enough back, it's not
6 there to just stop everyday drainage. It's only in extreme
7 situations where, where it comes into play. Okay.

8 COMMISSIONER OSTROM: Now if you were to make a
9 different -- like with a bridge abutment, do you do studies?

10 MR. JORDON: Yeah, that -- part of the buried bank
11 stabilization that's being proposed is for protection of those
12 bridge abutments and how erosion is handled around those.
13 That's one of the areas that's, that's being required, and
14 that's why.

15 COMMISSIONER OSTROM: Now, is the bridge abutment a, as
16 far as the hydraulics is concerned, is that a -- going to be a
17 different -- going to be an imposition on the norm?

18 MR. JORDON: We have to look at that when we're doing
19 our flood way studies too, so for the, the --

20 COMMISSIONER OSTROM: Okay. So all these studies are
21 going to be in the future?

22 MR. JORDON: No, the studies are done, and it's
23 showing that the bridges and the construction that are being
24 done out there will, will be handled and remain -- there should
25 not be major changes by the bridge abutments or the buried bank

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1 stabilization, as far as flooding or downstream sedimentation.

2 COMMISSIONER OSTROM: Okay. I, I know there
3 shouldn't be but to validate that, when we designed to put the
4 abutment in they, they, they did an analysis, there's a
5 standard analysis?

6 MR. JORDON: Correct.

7 COMMISSIONER OSTROM: Okay. And then they validated
8 that?

9 MR. JORDON: They, they have to prove to us, the
10 staff, that --

11 COMMISSIONER OSTROM: Okay.

12 THE COURT: -- through that study that those things
13 will be handled correctly.

14 COMMISSIONER OSTROM: Is there a standard way to do
15 that, I mean, an acceptable, according to the state of the art
16 way to do that? And I just want to make sure we did it that
17 way.

18 MR. JORDON: I, to be honest with you, I'm not an
19 expert in all those areas. And I --

20 COMMISSIONER OSTROM: Yeah. But could you just
21 validate it? That's really I want. I mean, you could --

22 MR. JORDON: Yeah, yeah, it will. It --

23 COMMISSIONER OSTROM: -- you could tell me that left
24 is left and right and right is left on this topic and I
25 wouldn't know. I just want to know that we have validated that

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1 we are using the state of the art --

2 MR. JORDON: Yes.

3 COMMISSIONER OSTROM: -- evaluation of the impacts of
4 the abutment on the downstream, that's really all I want to
5 know.

6 MR. JORDON: Yes, exactly.

7 COMMISSIONER OSTROM: Okay.

8 MR. JORDON: We have, we have requested that and
9 we've gotten evidence, yes.

10 COMMISSIONER OSTROM: Yeah. And then the, the
11 conclusion, the reasoning on the balance of it, that sounds
12 good.

13 MR. JORDON: Yeah.

14 COMMISSIONER OSTROM: Thank you.

15 CHAIR TRAUTMAN: Okay. Do we have any further
16 questions, comments?

17 COMMISSIONER BERGER: Are you ready for a motion?

18 CHAIR TRAUTMAN: Okay. Do we have a motion to close
19 the public hearing?

20 COMMISSIONER WINSMAN: I would like to move that we
21 close the public hearing and direct staff to prepare all of the
22 necessary documents incorporating all direction and changes
23 received tonight for the October 25th (sic), 2004 Planning
24 Commission meeting recommending approval to the City Council.

25 CHAIR TRAUTMAN: Is there a second?

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1 COMMISSIONER OSTROM: I'll second that.

2 MR. BERTONI: Commissioner Winsman, what was the, the
3 date on that?

4 COMMISSIONER WINSMAN: October 5th.

5 CHAIR TRAUTMAN: October 5th.

6 MR. BERTONI: Oh.

7 COMMISSIONER WINSMAN: October 5.

8 CHAIR TRAUTMAN: A roll call vote, please.

9 MS. SULLIVAN: Commissioner Burkhardt?

10 COMMISSIONER BURKHART: Yes.

11 MS. SULLIVAN: Commissioner Ostrom?

12 COMMISSIONER OSTROM: Yes.

13 MS. SULLIVAN: Commissioner Winsman?

14 COMMISSIONER WINSMAN: Yes.

15 MS. SULLIVAN: Commissioner Berger?

16 COMMISSIONER BERGER: Yes.

17 MS. SULLIVAN: Chair Trautman?

18 CHAIR TRAUTMAN: Yes.

19 MS. SULLIVAN: The motion carries. Thank you.

20 CHAIR TRAUTMAN: Thank you very much.

21 AGENDA ITEM NO. 2 CONCLUDED AT 9:20 P.M.

22 * * * * *

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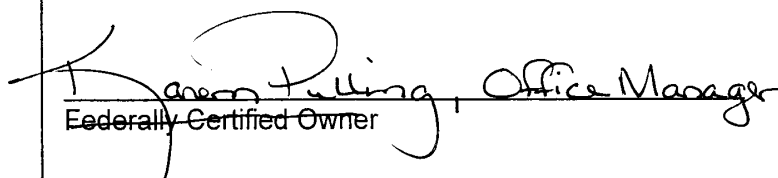
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I (WE) CERTIFY THAT THE FOREGOING IS A CORRECT TRANSCRIPT FROM
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LUTZ & COMPANY, INC.
100 WEST LEMON
SUITE 103
MONROVIA, CALIFORNIA 91016
(626) 303-1113



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Signature of Transcriber

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9/7/04

Date

ORIGINAL

CITY OF SANTA CLARITA
PLANNING COMMISSION MEETING

IN THE MATTER OF .
AGENDA ITEM NO. 2 .
RIVERPARK PROJECT .
(MASTER CASE NO. 02-175, .
VESTING TENTATIVE TRACT MAP .
53425, GENERAL PLAN AMENDMENT .
02-002, ZONE CHANGE 02-002, .
OAK TREE PERMIT 02-025 .
CONDITIONAL USE PERMIT 02-009, .
HILLSIDE REVIEW 02-003, & .
ADJUSTMENT 02-010) .
ENVIRONMENTAL IMPACT REPORT .
SCH#2001091081 .
.

TRANSCRIPT OF PROCEEDINGS
TAKEN AT SANTA CLARITA CITY HALL
CITY COUNCIL CHAMBERS
23920 VALENCIA BOULEVARD
SANTA CLARITA, CALIFORNIA
TUESDAY, DECEMBER 21, 2004

HEARD BEFORE DIANE TRAUTMAN, CHAIR

ELECTRONIC REPORTER: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by a monitored electronic sound recording,
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APPEARANCES:

COMMISSION CHAIR: DIANE TRAUTMAN
COMMISSION VICE CHAIR: DENNIS OSTROM
COMMISSIONERS: TIM BURKHART
MIKE BERGER
RICK WINSMAN
COMMISSION SECRETARY: TERASA SULLIVAN
PLANNING MANAGER: LISA HARDY
ASSOCIATE PLANNER: JEFF HOGAN
CITY ATTORNEY: JOSEPH M. MONTES

PUBLIC SPEAKERS:

LYNNE PLANBECK, S.C.O.R.E.
JOHN STEPHEN
THERESA SAVAIKIE
BLAKE BINELLI
STACEY KELLEHER
DAMON WANG

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, DECEMBER 21, 2004

2 PROCEEDINGS BEGIN AT 7:10 P.M.

3 CHAIR TRAUTMAN: The second item on our agenda for
4 this evening is unfinished business, and that is the Riverpark
5 Project Master Case Number 02-175 and the associated request
6 for approval. And I will ask Mr. Hogan to give us his
7 presentation from staff.

8 MR. HOGAN: Chair Trautman, if I could just interject
9 for a moment, I just wanted to remind the Commission as well as
10 the members of the public in attendance that at the August 31st
11 meeting when this was last considered by the Planning
12 Commission the Planning Commission closed the public hearing,
13 so there will be a staff presentation this evening. I believe
14 that additional people are available in the event of questions
15 but there will not be public testimony on this item tonight
16 prior to your taking your action should you elect to take one
17 tonight.

18 CHAIR TRAUTMAN: Thank you for that information.

19 MS. PLANBECK: Objection. That is a Brown Act
20 violation and --

21 MR. HOGAN: Hi. I'm Jeff Hogan, a Senior Planner
22 with the Planning Division. Again, staff doesn't have a
23 Powerpoint presentation tonight. However, I'd just like to
24 give you a quick summary and my recommendation. Again, you
25 heard the Riverpark Project, the last time was August 31st 19 --

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1 or 2004. At that meeting the Planning Commission closed the
2 public hearing and directed staff to prepare all the necessary
3 documents.

4 CHAIR TRAUTMAN: Mr. Hogan, could I ask you to pause
5 for just a moment --

6 MR. HOGAN: Sure.

7 CHAIR TRAUTMAN: -- just so that our city attorney
8 can clarify what was raised by -- about the Brown Act.

9 MR. MONTES: The Brown Act requires that prior to
10 taking action the public must be provided an opportunity to
11 speak. There were approximately four, five --

12 COMMISSIONER BERGER: Nine. Nine.

13 MR. MONTES: -- nine public hearings --

14 MR. HOGAN: Nine.

15 MR. MONTES: -- before this body during which it took
16 testimony prior to your deciding to take an action which would
17 be tonight if you elect to do that.

18 Because you have closed the public hearing in the
19 event that you were take testimony tonight you wouldn't be able
20 to consider that testimony as part of your decision.
21 Furthermore, were you to reopen it tonight nobody's been
22 provided notice that you were intending to reopen it tonight so
23 you'd have to reopen it and continue it to another meeting.

24 If members of the public are present who which to
25 speak to the matter because the public hearing has been closed

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1 they could speak to it under Item E of the agenda, which is
2 public business from the floor, but that would the opportunity
3 this evening.

4 CHAIR TRAUTMAN: Thank you. Mr. Hogan?

5 COMMISSIONER OSTROM: Chairman, there's also one
6 other item. One, one individual mentioned last time that there
7 is new and relevant and important information, and I asked that
8 staff would present us with any new, any new information that
9 was presented or presented to them in their intervening time
10 between the last meeting and, and this meeting. So I'm -- if
11 there are any -- was any information I'd like to know what that
12 was. It was supposed to have been important and a show
13 stopper, so I want to see that information.

14 MR. HOGAN: Mr. Montes may be able to talk more about
15 this. If you're referring to the Urban Water Management Plan
16 which has been talked --

17 COMMISSIONER OSTROM: I don't know what I was
18 referring to. John Stephen has indicated that there was cause
19 in his mind to, to delay the whole proceeding. So I basically
20 said that if he has any information give it to staff and
21 they'll give it to us this time.

22 MR. HOGAN: I have not received any information from
23 Mr. Stephen, sir.

24 COMMISSIONER OSTROM: Okay.

25 CHAIR TRAUTMAN: All right, thank you. Mr. --

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1 MR. HOGAN: All right. Again, just a quick summary.

2 CHAIR TRAUTMAN: -- Mr. Hogan.

3 MR. HOGAN: Again, at the August 31st meeting the
4 Planning Commission directed staff to prepare all the necessary
5 documents which included the conditions of approval, the
6 resolutions, the response to comments from the draft EIR,
7 mitigation monitoring program, and revised tentative tract map
8 incorporating all of your revisions that you requested over the
9 last nine public hearings.

10 Again, the project was originally scheduled for the
11 October 5th, 2004 Planning Commission meeting. However, staff
12 requested additional time to prepare the documents, and that's
13 where we conclude tonight.

14 Again, I just wanted to point out to you that staff
15 did mail out on December 1st the final draft EIR to the Planning
16 Commission, to agencies, to the public who commented on the
17 draft over the last nine public hearings who left us their
18 address.

19 And again, I guess my last would be the
20 recommendation. Staff recommends that the Planning Commission
21 approve both resolutions P04-31 and P04-32 as described in the
22 staff report which consists of the Planning Commission
23 recommending approval of the project to the City Council. And
24 again, I'm here to answer any questions, further questions you
25 have.

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1 CHAIR TRAUTMAN: All right, thank you.

2 Commissioners, questions of staff?

3 COMMISSIONER OSTROM: I, I, I just, I just have one
4 question. I don't know when it was but I, I had -- somehow I
5 got into a conversation with the manager of the Saugus
6 Speedway. And they had indicated that there is a requirement
7 that Newhall or the new owners of Newhall provide each person
8 that purchases a house information that, that the Saugus
9 Speedway, there is a chance that it could start up again, or
10 is, is this part of --

11 MR. HOGAN: I'd have to look through the
12 documentation but I, I believe we do have something that would
13 be notification. I don't know if it would be in the CC&R's of
14 the Saugus Speedway acknowledging that they're there.

15 COMMISSIONER OSTROM: Yeah. That -- I just want to
16 make sure that that's in there.

17 MR. HOGAN: Yeah.

18 CHAIR TRAUTMAN: I --

19 MR. HOGAN: That's correct. That's in the mitigation
20 somewhere, I believe.

21 CHAIR TRAUTMAN: I believe that's mentioned but I --
22 what I noticed in the, the mitigation measures that it said
23 notification would be provided of the presence of the speedway.
24 But in another section of the EIR it mentioned that the noise
25 level could be significant. So I think that that needs to be

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1 coordinated so that those people along that lane know that
2 that's --

3 MR. HOGAN: If the Planning Commission wishes I can
4 add it to your Planning Commission conditions that, that the
5 Saugus Speedway shall be acknowledged and put in the HOA
6 conditions of approval.

7 COMMISSIONER OSTROM: Yeah, I, I really would like
8 that because I, I would really love to see that, that
9 facility --

10 MR. HOGAN: We can do that. We can put that in
11 there. With your recommendation we'll incorporate that.

12 COMMISSIONER OSTROM: And, and one other question.

13 Right now with the horse trails we're, we're
14 directing the horses up over a bridge. Do we have that
15 anywhere else in our trail system where we have horse -- horses
16 having to go over a, a -- what -- that's going to be twenty
17 feet wide, the bridge that we have over the aqueduct, so it's,
18 it's almost not a pedestrian bridge. But I'm still kind of
19 concerned that it, it could represent a, a block for, for some
20 horse riding. And I, I think that we had discussed it and I
21 just want people to know that as it may be -- it could be
22 something that could be brought up to the City Council. I've
23 questioned a few people and I've gotten their own personal
24 opinions, but I haven't gotten any substantive like policy
25 based information.

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1 So , I do have a private concern about that, but not
2 enough that I can really give any direction. It's just -- and
3 it's a kind of a little problem in my own mind.

4 MR. HOGAN: I think in one of the Planning Commission
5 meetings we did talk about that and that became an issue. I
6 think it was a matter of fifteen feet clear or twenty feet
7 clear and we had the Parks Commission and I believe Park staff
8 look at it and they felt comfortable with the twenty feet where
9 the applicant wanted it less. And I believe as part of your
10 recommendation we went with the larger width so --

11 COMMISSIONER OSTROM: We, we want the larger.

12 MR. HOGAN: -- the Parks -- yeah, the Parks
13 Commission --

14 COMMISSIONER OSTROM: All right.

15 MR. HOGAN: -- I believe feels comfortable --

16 COMMISSIONER OSTROM: Yeah, so that's --

17 MR. HOGAN: -- or the Park staff feels comfortable.

18 COMMISSIONER OSTROM: It's kind of in a gray area for
19 me so I just want to throw that out, and if anybody wants to
20 discuss it then they can bring it to the counsel?

21 CHAIR TRAUTMAN: Commissioner Berger?

22 COMMISSIONER BERGER: Just another question,
23 something I brought up a few times and I see it in here as a
24 project, "significant benefit," and it still bothers me that
25 it's considered a significant benefit when we're weighing, you

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1 know, innovative and things like that, and that's the
2 preservation of the open space, including three hundred and
3 thirty-eight acres of the river. They're, they're taking
4 credit for four hundred and forty acres of which three hundred
5 and thirty-eight are the river.

6 You know, I just -- I still believe that that's --
7 that doesn't seem fair that they're getting credit for
8 something that they can't build in anyway. I, I know a hundred
9 and two acres is, is generous and, and we appreciate that, but
10 I think in my eyes I'd rather see that they're -- you know,
11 they get credit for a hundred and two acres plus three hundred
12 and thirty-eight that are the river. I -- when it goes up to
13 Council if it goes there then I'd rather Council look at like
14 we said, well, we appreciate the hundred and two. These
15 things, three hundred and thirty-eight, were separate in my
16 eyes. I don't know if my other Commissioners feel that way but
17 I just -- I don't think it's fair the way they're taking credit
18 for the entire area.

19 COMMISSIONER OSTROM: Yeah. I, I think that
20 Commissioner Berger's got a good point there. That's more
21 informative. It's not the glass is half empty or half full.
22 It's information, it's good information to them.

23 CHAIR TRAUTMAN: All right. Well, I agree also on
24 the, the river issue and, and I was speaking with Ms. Hardy
25 earlier about this too as far as taking credit for something

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1 that can't be built in, and I know we're talking about the
2 uplands from that being of benefit and protecting that area.

3 I do have a few questions, but I just wanted to
4 quickly ask you, you sent -- December 1st you sent out the final
5 Environmental Impact Report. Did you get any other comments or
6 responses from agencies from that? I don't recall seeing them
7 in the --

8 MR. HOGAN: We received one just recently. I can
9 make a copy of it. It's from SCAG saying they agree with the
10 response.

11 CHAIR TRAUTMAN: Okay. And the City had responded
12 that they met all of the, as I read it in the concerns --

13 MR. HOGAN: Correct.

14 CHAIR TRAUTMAN: -- that they met all of the
15 criteria --

16 MR. HOGAN: Correct.

17 CHAIR TRAUTMAN: -- for SCAG.

18 MR. HOGAN: Yeah.

19 CHAIR TRAUTMAN: Okay.

20 MR. HOGAN: I can get you a copy of that if I've
21 neglected to get that to you.

22 CHAIR TRAUTMAN: Okay. That's all right, as long as
23 you've, you've told me that they concurred.

24 Now I had some other questions too and I, I wanted to
25 mention a couple of things. I've spent a lot of hours going

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1 through the letters and the responses to the letters that were
2 sent. And, and these were some of the questions and
3 observations that I had from those, and there were forty-six
4 letters all together. I went through all of them and
5 responses, and a few questions.

6 Letter number four, "Caltrans stated that the habitat
7 preservation should include the corridor tunnels under adjacent
8 roadways," and I know that the final Environmental Impact
9 Report does allow for a corridor, a wildlife corridor, and some
10 landscape enhancement under Newhall Ranch Road at the aqueduct,
11 right?

1

12 MR. HOGAN: Correct.

13 CHAIR TRAUTMAN: Is that -- is the landscaping of
14 that area going to be reviewed by California Department of Fish
15 and Game?

2

16 MR. HOGAN: Yes.

17 CHAIR TRAUTMAN: Or U.S. Fish and Wildlife Service?

18 MR. HOGAN: Yes. And if we can make that as part of
19 the condition too we can add that language in there too to be
20 more specific, yes.

21 CHAIR TRAUTMAN: I, I would like to make sure, have
22 it reviewed as a part of review for the, the management.
23 California Department of Fish and Game in their letter, staff
24 actually responded by saying that the Coastal California Gnat
25 Catcher wasn't found on site, but then the report also states

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1 that U.S. Fish and Wildlife Service is considering including
2 the eastern most eighty acres of this site as critical habitat.
3 So just wanted to bring that up.

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4 My concern is that this is something that was not
5 found, and I know it's also -- there were other species that
6 were not found that Theresa Savaikie submitted in her letter
7 that were then included, but I don't know if any review was
8 ever done to, to find out what needed to be considered for
9 those, for those birds, there were four. And that raised an
10 issue for me too in going through this with comments that
11 certain species were not legally entitled to protection.

12 I know that in some cases if it was a special species
13 that there were still some mitigations that were allowed even
14 though it didn't fall into an endangered species category. But
15 when we're -- when we look at innovative application here I, I
16 just wasn't pleased to see that it came back to what was
17 legally required and what wasn't.

3

18 This had stood out to me when we received testimony,
19 but letter thirty-five was actually the written testimony that
20 Connie Warden-Roberts submitted that she had read to this body
21 and she, she stated in that, she said,

22 "What you may not know is that among other issues
23 this roadway is also a defense corridor linking, as
24 it does, Vandenberg Base and Edwards Air Force Base."

25 And I don't know what other uses she's referring to

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1 but that raised a concern for me that this roadway is going to
2 have more traffic than, than what we've discussed and, and more
3 intensive uses than what we've discussed.

4 I did ask Mr. Hogan earlier about where the cultural
5 artifacts will be stored that are going to be preserved from
6 Site 3043, and you said that would the Historical --

7 MR. HOGAN: Yes.

8 CHAIR TRAUTMAN: -- Society most likely and --

9 MR. HOGAN: Yes. It would be the Santa Clarita
10 Valley Historical Society.

11 CHAIR TRAUTMAN: Okay. And the California Native
12 Plant Society stated that hazing machines should be strictly
13 forbidden on or near the project, and the staff responded that
14 the project does not propose any hazing machine mitigation.
15 But even if it's not proposed couldn't it still be used unless
16 it's strictly forbidden? I mean, doesn't, doesn't the EIR
17 leave it open to possible other mitigations, or is it worded so
18 that it wouldn't?

19 MR. HOGAN: We might have Susan Tebo, I mean, help us
20 out on that. She's part of staff. I'd have to ask Joe if we
21 can have her up. Susan is that something --

22 CHAIR TRAUTMAN: Do we need to -- I guess my question
23 is do we need to specifically state that hazing machines should
24 not be used in order to prohibit them being introduced as a
25 part of mitigation?

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1 MS. HARDY: In our experience, yeah, we'll need to
2 state it. We'll need to state it if we want to officially
3 prohibit it from use, if that's the Commission's will.

4 CHAIR TRAUTMAN: Did my fellow Commission's share my
5 concern on that?

6 COMMISSIONER OSTROM: What, what was the concern
7 again?

8 CHAIR TRAUTMAN: About use of hazing machines to
9 scare off birds during pending construction periods. They've
10 been used elsewhere, but should they be used?

11 COMMISSIONER BURKHART: For me that's a question for
12 the wildlife people and the people that oversee that area. I
13 mean, I, I don't think that there's a -- I don't think that I
14 have a concern that they're necessarily always an evil thing
15 that shouldn't be used if we had the experts come in and say
16 that it would be an appropriate thing to do. I don't think we
17 should just let the developer put them up if they think they
18 want to. But if, you know, the wildlife experts and perhaps
19 even Fish and Game had an opinion that this something that
20 ought to be done then that's the path that ought to be pursued
21 in order to do it.

22 CHAIR TRAUTMAN: Okay.

23 MS. HARDY: Chair Trautman, that's something that we
24 might need to look into a bit further. Staff could take a look
25 at that between now and the time that this project goes before

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1 the City Council to determine the pros and cons and, and figure
2 out what's best, and then we can come back and report, report
3 to you.

4 COMMISSIONER OSTROM: Well, I like Commissioner
5 Burkhart's idea of letting the experts decide. I mean, if it
6 could -- if they say no I say, fine, no. If they say yes I
7 say, fine, yes. I, I would like to have people that no and
8 understand the implications and, and then they may even want to
9 have it in one spot and not in another and every other day or
10 only one a week, I don't know, but have them set up the
11 criteria.

12 MS. HARDY: We can, we can certainly word the
13 condition in that manner --

14 COMMISSIONER OSTROM: Yeah.

15 MS. HARDY: -- that it would be up to the experts
16 and, and based on their judgment as to whether the application
17 of, of this methodology would be used.

18 COMMISSIONER BURKHART: That would be subject to the
19 approval of the, you know, whatever agency has jurisdiction.

20 MS. HARDY: Correct.

21 COMMISSIONER BURKHART: It is not up to the developer
22 whether or not to use it. It would be subject to the
23 jurisdiction of the agency.

24 MS. HARDY: Correct.

25 CHAIR TRAUTMAN: You comfortable? Okay.

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1 Okay. I have some comments, but I do want to allow
2 the applicant to speak if the applicant has further
3 presentation. That is a part of this, is it not? No?

4 MS. HARDY: No.

5 CHAIR TRAUTMAN: There is no further presentation?

6 MS. HARDY: There is no applicant presentation.

7 CHAIR TRAUTMAN: Okay. Is there any further
8 discussion by Commissioners?

9 COMMISSIONER WINSMAN: Just -- I have some comments.

10 CHAIR TRAUTMAN: Just comments, okay, so let's take
11 those comments now then.

12 COMMISSIONER WINSMAN: This is, this is probably one
13 of the more significant projects that's come before this
14 Planning Commission since -- during my tenure in the past five
15 years I think. And looking at it over the past ten weeks of,
16 of active involvement there were -- initially there were quite
17 a few concerns. And I think with all, with all respect to this
18 Commission we've done a great job of dealing with them as far
19 as I'm concerned. There's been a lot of give and take. This
20 project is nowhere near what it was when it first started this
21 journey through here and I think it's, it's for the better that
22 we're passing it on to the City Council, and perhaps it will,
23 it will be changed even more.

24 But I just wanted to reiterate some of my concerns
25 that initially I was concerned the Santa Clarita Parkway was

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1 going to be another six lane road to nowhere simply because of
2 the fact that it was going to terminate at a crossing over the
3 Santa Clara River that probably is not going to happen, at
4 least in the relatively near or midterm.

5 The rental units, I think we all had a concern with
6 the fact that a project of this scope probably shouldn't have
7 an awful lot of rental units. They tend to downgrade the
8 quality of a project, and I was pleased to see that we were
9 able to get all of Area C converted to town homes and
10 condominiums.

11 Mike, you, you had indicated some concern over the
12 disposition of the acquisition of, of property along the Santa
13 Clara River. That hundred and thirty acres that we obtained
14 offsite that is the Southfork property I think is, is -- goes
15 along with the three hundred and thirty-eight acres that's on
16 the project site that puts virtually all of the Santa Clara
17 River now that's within the city limits of the City of Santa
18 Clarita within control of the City. All of that now is
19 dedicated and -- to, to the city for their preservation.

20 I would have liked to have seen more of a reduction
21 than the sixty units that we got, but sixty units is better
22 than, than none at all. I think that looking at the density,
23 it's just something that with the shortage of land, the
24 increased costs and the increased demand for housing in this
25 part of the country, I think we're going to be looking at

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1 higher densities. We're going to be looking at smaller lot
2 sizes and in -- particularly in urban areas like this.

3 The pedestrian bridge over Newhall Ranch Road, that
4 really can't come soon enough I think for the, for the --
5 particular for the children who are going to living in that
6 development. They're going to have to go to school. They're
7 going to have to go to the park to play. And I think it's a
8 very critical link.

9 I'm pleased to see and -- that we're retaining a
10 certain amount of site plan approval and architectural review
11 of the residential units prior to pulling the permits. I think
12 that's something that I had indicated to the Commission that I
13 had been bothered in the past with development agreements that
14 had been approved and a period of three, four, five years goes
15 by before any of those units are built. And this gives us an
16 opportunity to make sure that they're still concurrent with our
17 view as to what the City should be, as well as still being able
18 to conform with our, our design standards.

19 So I, I think that there are some key points that
20 this project brings. And I, I think it's been a, it's been an
21 interesting journey, and I think it's, it's probably one of
22 the, one of the better products given the location and the
23 circumstances and the topography that, that could have gone in
24 that particular location. And I, I look forward to casting my
25 vote on this project at the end.

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1 CHAIR TRAUTMAN: Commissioner Berger?

2 COMMISSIONER BERGER: The project is definitely a
3 different animal than it was when it came to us and, and
4 that's -- there are, there are a lot of changes. Commissioner
5 Winsman mentioned a few of them or many of them. But I, I do
6 agree a hundred percent that a lot of those changes are big,
7 especially the apartments. I'm very happy about that also.
8 The lot sizes, again, up until the second to the last meeting
9 that was an issue and they changed that. They, they've really
10 been -- I mean, this is a much, much better project. I still,
11 back to that -- talking about the, the, the thing that --
12 innovative to me is an issue that is so important to me 'cause
13 it sets precedence over the rest and, and I just can't stand
14 allowing innovative -- I mean, I don't, I don't, I don't -- I
15 hardly believe in it at all unless you have something that's
16 extremely different.

17 They're -- the credit that they, they are asking for
18 is -- I give them a hundred percent credit for the twenty-five
19 million dollars (\$25,000,000) that's going on the, the bridge
20 and thoroughfare, I know that. The hundred and thirty acres
21 that you spoke about is on the Southfork. That is something
22 that came to us late in the negotiations. It's a wonderful
23 addition and I really appreciate that. Again, I'm not saying
24 that's not a nice gift, that really is, but what I'm talking
25 about is still, and I don't believe is, is the middle there, is

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1 that tonight -- if -- before I cast a vote either way it's
2 going to definitely -- I'd rather change this personally to
3 what is the river and what is donated. Like they say down
4 here, "A hundred and thirty acres of the Southfork River
5 including the adjacent," -- if that's the amount of acres that
6 are -- that they are donating to us that's fine. But I'm not
7 going to -- I don't want to give them credit for four-forty if,
8 if the total amount's two-twenty or a hundred and two. I, I
9 just don't think that's fair to significance of what is called
10 an innovative project.

11 What it's bringing to the City is definitely
12 innovative, I understand that. So I do feel that this, this,
13 this -- it does approve in my mind innovative even though I
14 don't agree with all the issues that they pop up here.

15 Most of the -- Rick, Rick said most of the issues
16 that, that I felt too, but at this time I think that's all I
17 have to say.

18 CHAIR TRAUTMAN: All right, thank you. Commissioner
19 Burkhart?

20 COMMISSIONER BURKHART: I think that the project as
21 it was originally brought before was, was better than most and
22 we did a lot of work on it and made it a few steps even higher
23 up the, up the, up the ladder on that. And I think it's, it's
24 a better project now than when it came.

25 I think the challenge we're going to have and, and

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1 probably the commissions and councils behind us is as
2 development continues to grow along that river that we hold the
3 next developer that submits an application down the road to, to
4 the same standard that we put this developer through in terms
5 of what we expect and what we, what we define and what we call
6 particularly innovative.

7 My, my, my only thought about your comment, and I,
8 and I agree with you, but looking with an even longer vision,
9 you know, the idea that that, that three hundred some odd acres
10 of, of the river, you know, we say, well, you can't build in
11 it. Well, you can't build in it now but, you know, what's,
12 what's the case twenty-five years from now or thirty years from
13 now. And you know, I've lived here thirty years, so that's not
14 that, that long of a time horizon to see a lot of things change
15 and a lot of things change very differently. And dedicating
16 that land over to the City virtually guarantees that no matter
17 what the standards are twenty-five or thirty years from now
18 there won't be anything built in there unless it's what the
19 City wants and not what somebody else would have wanted.

20 So, you know, if, if that were what these guys were
21 hanging their hat on to call this an innovative project I think
22 you and I would both be laughing out the door. I, I think it's
23 just a small, you know, add on to the whole picture. But I
24 don't, but I, you know, I don't disagree with you and I, I
25 wouldn't, I wouldn't myself get hung up on, you know, endorsing

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1 any changes you wanted to make that made you feel better about
2 it or that everybody agreed with.

3 CHAIR TRAUTMAN: Commissioner Ostrom?

4 COMMISSIONER OSTROM: Well, I -- for, for some
5 perspective I think it's only six years ago that virtually
6 every project that came before us they were looking for twice
7 or three or four times as many dwelling units than the general
8 plan zoning had provided and we were fighting and fighting and
9 fighting down to maybe twice as much as what the general plan
10 will allow. And this, this particular project was, was very --
11 was a relief to me because we started at less than half of what
12 the general plan would, would have allowed and really got into
13 a lot of the basic planning issues.

14 This is what I've been harping on for, for years is
15 that I, I wish that something like this would come along. So
16 this project started off great, it really is great. And, and
17 it's ending up an even better project.

18 I was the lone holdout in, in a, in a project that
19 was -- had innovative and I'm actually surprised because I --
20 there was a little reluctance on the part of Commissioners to
21 call this an innovative project and I'm very strongly in
22 support that this is an innovative project because this gives
23 us the, the vital link on the east/west corridor and also gave
24 a lot back to our whole City in the form of, of miscellaneous
25 parkland throughout the City. So there is a -- the, the City

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1 is getting a lot back from this particular project. We -- the,
2 the whole City stands to gain from it. It's not only a load on
3 the City, I'm acknowledging that, but it, it, it eases some
4 things up. And I think on a, on a whole this is one project
5 that I think on, on a whole the City is better off for because
6 it brings a lot to the table.

7 One thing that I had asked for and, and we will be
8 getting, and this is not -- this is innovative in the more
9 general sense, but we're, we're going to be looking at prior
10 visualizations of the, of, of the, of the project before we
11 approve of, of any building. And, and so this is going to
12 hopefully eliminate some of the ugly lineages that, that you
13 see and, and, and a lot of the developments that crop up
14 because you, you tend to look at these things microscopically
15 but we're, we're going to be able to hopefully use some, some
16 great tools that we're going to learn about on, what, February
17 15th. We're going to be having a Planning Commission where
18 we're going to be looking at new tools of visualization. So I
19 am, I'm really up about this project.

20 CHAIR TRAUTMAN: Thank you.

21 Well, first I want to say thank you to Jeff Hogan for
22 all of this hard work on this. I know this, this is my first
23 major project to go through and I know that a lot of work went
24 into this with Mr. Hogan at the reigns. And I want to start
25 off by acknowledging some of the positives that have been

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1 discussed and things that have been changed.

2 I, I do appreciate the redesign of Area D and the
3 decorative wall and the landscaping and the stipulation that
4 the hill will be protected so that those people in the Emblem
5 Tract can be -- have a better situation. I think that's a nice
6 concession. I appreciate the installation of guzzlers for the
7 wildlife corridor, the, the fact that bridge abutments will be
8 subject to the City's Cross Valley Connector aesthetics
9 guidelines, that the -- there will be a wildlife corridor left
10 open next to the L.A. Aqueduct Pipeline. And the for the
11 rerouting of the equestrian trail on the river bottom.

12 I, I share Commissioner Berger's hesitance about
13 innovative and I've mentioned this before in other meetings and
14 in study sessions. I think something innovative goes well
15 above and beyond not just in facilities like parks but in
16 recognizing the natural environment. And even though some
17 concessions have been made I think that more should have been
18 made. Yes, the applicant has reduced the impact of this
19 project from the original land use designation and zoning but I
20 don't know why that was ever put in place along the last wild
21 river in Southern California. I -- you know, when the -- there
22 was -- the Park study that was raised by -- I brought that up
23 before and it was also raised by a member of the public, and
24 I'm sorry the City didn't move on that and try to obtain that
25 land to provide parkland. So we have a project, and I realize

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1 that, and that is, is -- you know, we have a property owner
2 that wants to develop on it, but I still think that it
3 shouldn't have ever been designated as it was and zoned as it
4 was. And that anything short of that would be a vast
5 improvement. I -- and I recognize that the City's looking
6 forward to construction of the Cross Valley Connector and the
7 money that is going from this project is mitigation for this
8 project, so it's, it's not -- I know it's recognized by the
9 City as being very valuable and, and appreciated, but I know
10 that, you know, that's part of moving this project along and
11 making it a high priority. But I think, I think that still
12 with all the significant unmitigated impacts related to the
13 project that we should make sure that the project reduces as
14 many impacts as possible and delivers the best benefits.

15 That's just part of it. I realize that we're not
16 discussing the roadway so much here as, as an independent
17 function, but I have a fundamental disagreement about the
18 benefits of building more, bigger, better roadways. I don't
19 believe they relieve congestion as much as they encourage it,
20 especially without an equally high level of commitment to mass
21 transit.

22 And I have an article that I'll pass -- or actually
23 it's copies from a book about sprawl called, "Suburban Nation,"
24 and I'll give that to my fellow Commissioners, and I'll give
25 Terasa a copy for staff and for the records.

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1 This area is unique and valuable, the area all along
2 the river. And as I see it -- as I see development going up
3 along the river it seems to me to be reducing the river, just
4 nothing more than a huge drainage ditch. I don't -- this is
5 mentioned throughout the Environmental Impact Report that this
6 is an in-fill development but I don't see it as a, as a typical
7 in-fill development. I believe that it deserves more
8 protection. And there are things that I would like to see when
9 it goes to City Council.

10 I, I'd like for them to consider, for instance,
11 considering removing residential lots 338 through 352 along the
12 southern boundary that -- and that lies within the one hundred
13 year flood plain, and moving back any bank stabilization
14 accordingly. That would have not a huge impact on housing, it
15 would have minimal impact, but it would preserve more of the
16 habitat area while reducing the sensitive receptors taking
17 those homes out, of reading in the Environmental Impact report
18 the backs of those houses the noise level is going to be
19 significant and unacceptable from the traffic that's generated
20 on Soledad and the activities at the Saugus Speedway.

21 I'm also pleased that, pleased that there will be a
22 mitigation monitoring program for the protection of the river
23 and its inhabitants, but I believe that the City Council should
24 consider assigning that task to an independent biologist with
25 local knowledge who is not a part of the approval process.

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1 I appreciate the conversion to townhouses and
2 condominiums. I want to clarify, did you say, Commissioner
3 Winsman, that that was all of them? It's not. It's Area D,
4 isn't it?

5 COMMISSIONER WINSMAN: Yes.

6 CHAIR TRAUTMAN: Yes. Okay. It's not Area C, all
7 right.

8 COMMISSIONER OSTROM: All of Area C.

9 COMMISSIONER WINSMAN: Well, all of Area C.

10 CHAIR TRAUTMAN: And -- all of Area C, but Area D,
11 not Area D, okay. And I appreciate the dedication of open
12 space adjacent to Central Park which is more of what I was
13 reading today, reviewing, and the one hundred and thirty acres
14 of the Southfork property but, you know, I would -- I think I
15 would have preferred to have seen this project provide further
16 mitigations to avoid significant unavoidable habitat damages on
17 this project.

18 And I am pleased that the applicant has agreed to
19 contribute to the, to the pedestrian bridge, but I, I disagree
20 with staff about the nexus. I think that the bridge is
21 primarily necessitated by the need for safe passage, first of
22 school children, and second for the general public by creation
23 of the housing south of Newhall Ranch Road. And I would like
24 to see the applicant contribute a significantly larger amount,
25 because it's twenty-five percent at this point, if not the full

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1 amount of construction for the pedestrian bridge.

2 I realize that this is a better project than what we
3 started with but I think it can be better still, and I'd like
4 to see the City Council consider some of these changes and do
5 more to protect the environment and reduce the impacts along
6 the river because I think it's still a very valuable area. I
7 don't think it should be written off.

8 Commissioner Berger?

9 COMMISSIONER BERGER: Mr. Hogan, can you clarify
10 something for me on -- back on Page 5, handwritten 5 of the
11 "Projects Significant Benefits."

12 COMMISSIONER OSTROM: Which page, Commissioner?

13 COMMISSIONER BERGER: Page handwritten 5. Bullet
14 point number one,

15 "Preservation of-- and dedication of four hundred and
16 forty acres of open space including approximately
17 three hundred and thirty-eight acres of Santa Clarita
18 River."

19 And now if you go down to the second to the last
20 bullet point is says here,

21 "Dedication of approximately a hundred and thirty
22 acres of Southfork of the Santa Clarita River."

23 Is -- that's, that's the same river just a different
24 part I assume. So the numbers of four hundred and forty acres
25 open space of this river has nothing to do with the hundred and

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1 thirty?

2 MR. HOGAN: Correct.

3 COMMISSIONER BERGER: So it's -- is it actually a
4 total of five-seventy?

5 MR. HOGAN: Correct.

6 COMMISSIONER BERGER: Okay. Okay. So it's five-
7 seventy, and that's the point you were bringing up to me?

8 COMMISSIONER WINSMAN: That's the point I was
9 bringing up.

10 COMMISSIONER BERGER: Okay. Thank you very much.

11 MR. MONTES: Chair Trautman?

12 CHAIR TRAUTMAN: Yes?

13 MR. MONTES: Members of the Commission, mindful of my
14 prior comment but also mindful of the fact that there are a few
15 speakers here, not a large number of speakers, and the fact
16 that this project has gone through nine public hearings, and
17 you have devoted significant time to this, I would submit for
18 the Commission's consideration that you may wish to,
19 notwithstanding the fact that you've closed the public hearing,
20 entertain the comments of the public this evening simply for
21 two purposes, one, to alleviate any concerns the public may
22 have with regard to the Brown Act, but more, more importantly
23 to insure this project does not get further delayed by any
24 challenge that may be brought to an action you take tonight,
25 whether meritorious or otherwise.

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1 Should you elect to allow the public to speak I would
2 again remind you that you have closed the public hearing so you
3 would not be able to consider information they present to you
4 in making your decision. However, were they to, for example,
5 speak to the content of the documents you are approving
6 tonight, the resolution, the language of the resolution, those
7 kinds of things, that's something that you could query staff
8 on.

9 CHAIR TRAUTMAN: All right, thank you.

10 Commissioners? All right. Well, the Commission
11 agrees to hear from the public, so if we have those speaker
12 slips. We have four slips here. Are there any other members
13 of the public who would wish to speak to submit a form? Okay.
14 Will you please do that now. We'll give you a few minutes. I
15 will call those -- I'm sorry, I have five here. So I'll call
16 the speakers how have filled out their slips so far, and the
17 first speaker with be John Stephen followed by Lynne Planbeck
18 followed by Theresa Savaikie.

19 MR. STEPHEN: This seems to me to be totally unreal.
20 I can not believe what I see. We are in a formal situation in
21 which we're all kind of playing our little part but no one
22 seems to forget that this is a Newhall Land and Farming
23 project, and we all know what that means.

24 I want to go back a thousand years ago in a peasant
25 revolt in England in which a certain Watt Tyler led the

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1 peasants. It caused so much trouble that the king of England
2 decided to hear him in person. And so when the king and his
3 henchmen appeared before and asked Tyler to stand and give his
4 reasons he was slain on the spot. This is not lost on me.

5 The -- if I may say that there were only three
6 questions by the Commissioners regarding this entire project.
7 Two of the, of the questions were to an employ of Newhall Land
8 and Farming, and one commission -- one, one question to the
9 consultants, your consultants. Not one opposition person was
10 asked a question. The gentleman who spoke on global warming
11 was thirty years with the State of California Water Project.
12 He was not asked one question.

13 I would like to show you the September issue of
14 National Geographic, a very fine publication. It has seventy-
15 four pages on global warming. I can think of a hundred
16 questions on global warming and it's coming faster than we
17 think. For instance, if I may, there are a hundred million
18 people in the world who live within three feet of the ocean.
19 They will all be under ten feet of water. The country of
20 Bangladesh will be under sea level. We have only touched on
21 this subject.

22 The -- for instance, we are the smoggiest city in the
23 United States. That's, that's something that was brought up.
24 No expert from AQMD was asked to speak on this. How about the
25 problem of electricity which was part of the reason for us

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1 recalling Grey Davis. Our whole electrical system seem to have
2 collapsed. Why? Because without water you don't have
3 electricity --

4 CHAIR TRAUTMAN: Mr. Stephen?

5 MR. STEPHEN: -- be with our system we have a
6 hydroelectric power. Thank you very much.

7 CHAIR TRAUTMAN: Thank you very much. Lynne Planbeck
8 please

9 MS. PLANBECK: Lynne Planbeck. I'm here with Santa
10 Clarita Organization for Planning the Environment, and I have
11 some serious things to say to you, but then I also have
12 something that's got -- it's serious but it's hopefully going
13 to make you smile but hopefully make you think a little bit,
14 too.

15 First, your dedicating -- you're, you're getting all
16 this land, you will own it. I hope that you notice that the
17 State of California is going to pay considerable amount of
18 money for levies collapsing and the damage that those levies --
19 the damage that resulted from the levies collapsing and the
20 floods doing the same thing in our City. This project will be
21 a prime cause of, of future hazards for the City, and I think
22 that really that should have been considered.

23 Okay. Now I just want to have some people come up
24 here and help me with this. And now we have our -- all our
25 creatures here and we just want to sing, "We Wish You a Merry

12

13

14

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1 Christmas."

2 We wish you a Merry Christmas, we wish you a Merry
3 Christmas, we wish you a Merry Christmas and a Happy New Year.
4 Good tidings we bring to all living things, we wish you a Merry
5 Christmas and a Happy New Year.

6 Please think about what you're doing with this
7 project. Thank you.

8 CHAIR TRAUTMAN: Your helpers got off easy, they
9 didn't sing. Theresa Savaikie please.

10 MS. SAVAIKIE: Good evening, Planning Commissioners.
11 Thanks for the opportunity to speak before you tonight. And
12 Diane Trautman, I wanted to especially thank you for taking
13 note of the species of special concern that were not found in
14 Newhall Land and Farming's EIR's.

15 Just to make it perfectly clear I haven't been on
16 that property in about a year. These species were all
17 identified before they had a sheriff serve me with a -- some
18 sort of notice that I would be arrested should I be found
19 birding on their property. I guess you're not allowed in there
20 unless you're illegally riding off road vehicles or something
21 to that effect, but simply I don't own one of those.

22 Anyway, what I really want to get down to is the
23 City -- over an over again we have come to you over the last
24 several years to address the Natural River Management Plan
25 which this project is part of, and we have specifically

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1 addressed your inability, Fish and Game's inability, Fish and
2 Wildlife's inability, Newhall Land and Farming and their
3 biologists to adequately monitor and any -- and enforce any of
4 the mitigation that has been -- that, that, you know, that,
5 that was, that was part of the mitigation for the loss of
6 habitat within the, the Natural River Management Plan. And to
7 date we still haven't heard how you plan to address that. How
8 are you going to plan the gang violence that's occurring, the
9 drug dealing that's starting to occur down by the McBean
10 Parkway by Pavilions? What are we going to do about the
11 massive off road vehicle use? You have the power to stop it
12 and yet you don't. It's in your jurisdiction. We've met with
13 the Sheriff's Department.

14 And I'm not, I'm not directing this at any of you as
15 individuals but as a City you're calling it a conservation.
16 And I do unfortunately have to agree with Diane Trautman, it's
17 starting to look more like a drainage ditch. It's not a
18 healthy ecosystem whatsoever. You see amphibians smashed. You
19 see fish dying. You see, you see people approving projects
20 with fancy words under the name of mitigation or what have you.
21 But the truth of the matter is it's just words. There's not
22 been one agency that will back up or enforce any of the
23 mitigation. And, and this is truly true.

24 And what's important to recognize is it's, it's
25 regular citizens that have found these dead fish and documented

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1 it or watched Newhall Land suck up water and leave them dying.
2 It's, it's regular citizens that have found, you know, ran over
3 amphibians and birds nesting where Newhall and their
4 consultants said they weren't. And it's a little bit
5 frustrating. It's not our job, it's your job.

6 It's the City of Santa Clarita's job. It's the
7 County of L.A.'s job. It's all of our jobs really to protect
8 Southern California's last natural river. And I don't believe
9 this project is innovative. Something innovative would protect
10 Southern California's last living river and the twelve
11 threatened endangered species that depend upon it. And I would
12 hope that you would take the time to get in the river and
13 really learn what it's about because when you're walking in
14 that river it's actually really beautiful, even when it's --
15 when it looks to you like it's dead, dying and ugly there are
16 amazing things happening in that river, but you're not going to
17 find it on a quick tour through town. You need to get out and
18 visit it and enjoy it. Thank you.

19 CHAIR TRAUTMAN: Thank you. Next speaker will be
20 Blake Binelli followed by Stacey Kelleher followed by Damon
21 Wang.

22 MR. BINELLI: Good evening. My name is Blake
23 Binelli. I'm part owner of the Saugus Speedway, and I want to
24 commend you on your efforts through this whole project. While
25 you can't stop the future you can -- the next best, best thing

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1 is to be well prepared. And my question is to Commissioner
2 Ostrom.

3 Earlier this evening you said one of your concerns
4 was the Saugus Speedway and you'd like to see -- and you
5 dropped off. And I'm from out of town, I'm from Arizona. My
6 father lived here. And I would be interested in starting a
7 dialogue with the City to find out in the interest of being a
8 good neighbor what exactly you would like to see at the Saugus
9 Speedway. So thank you.

10 CHAIR TRAUTMAN: We'll make note of that. Thank you.

11 COMMISSIONER WINSMAN: I think you'll find receptive
12 ears to that.

13 CHAIR TRAUTMAN: Stacey Kelleher.

14 MS. KELLEHER: I didn't think we were going to be
15 able to talk on the river project so I'm actually coming
16 because of the self storage. I was given the samples to what
17 color you guys had approved for the self storage, which you
18 probably can't see from here, but make sure the camera can,
19 wherever it is. The burgundy color or whatever you want to
20 call it, rust color, that's fine. Even though they did it a
21 lot whiter than your off white color it seems to be fine. But
22 the ones in the inlays, they have orange. You guys have a
23 color that's a little darker than my shirt. You can tell that
24 it doesn't take orange to darken this color. So they are not
25 doing the color that you guys okayed and it looks ugly. So the

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1 medium color, I'd like you guys to hold them to the sample
2 'cause the sample's a pretty color. So I just wanted to make
3 sure on that self storage since Bridgeport has to look at it.

4 And another thing is, just to show you -- well, I
5 shouldn't have -- just a second.

6 CHAIR TRAUTMAN: Is this, is this related to
7 Riverpark? If it's not we'd ask that you put it --

8 MS. KELLEHER: Oh, it's the self storage.

9 CHAIR TRAUTMAN: Okay.

10 MS. KELLEHER: I thought this was general comments.

11 CHAIR TRAUTMAN: Well, we're doing public comments
12 at --

13 MS. KELLEHER: Oh. I do have river project, too.

14 CHAIR TRAUTMAN: Okay. All right.

15 COMMISSIONER BURKHART: Let her, let her finish.
16 She's up there.

17 MS. KELLEHER: And also, I already put it in my
18 purse, but similar colors you can find at Home Depot that, I'm
19 just going to show you, that could even make it look like a
20 rock type of thing that would make it look more -- you know, I
21 don't know what you guys think of that but there's -- they
22 can -- some of the colors -- that color in here is like what
23 you guys okayed. But with orange it's really ugly for us to
24 have to look at.

25 Now as far as the river project I was late and I

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1 didn't start the tape at my house until late so I'd like to
2 know just up front, I remember you saying specifically the
3 pedestrian bridge is going to be near Vons. Is that still that
4 way or is it going to creep over to where it wasn't supposed to
5 be?

6 CHAIR TRAUTMAN: I'll ask staff about it.

7 MS. KELLEHER: Okay. Because you said very
8 specifically it wasn't supposed to be in the middle, it's
9 supposed to be over towards Vons, and that's when you okayed it
10 that night. So I think you guys need to hold to at least that.

11 And again, I know you guys can't add things but I
12 brought it to his attention before he did statistics about
13 under the bridges and again you guys need to go visit over by
14 Scott Avenue, over by the Colony, there's the gate to get in
15 and just passed there are two houses there. There's a bridge
16 that goes under. You can tell there's a bridge there 'cause of
17 those yellow tile things. If you look under there that is not
18 as high as over where I live. And he told me he wouldn't do
19 the statistics for that because one thing was he, he said it
20 was too low. It's not too low. You've already got something
21 in existence that proves him wrong. So I don't like it for
22 misinformation to mean that it was ignored this whole time
23 'cause I've brought it up since the beginning, you guys know I
24 did.

25 So -- but I would like clarification tonight before I

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1 leave that that bridge is going to be over by Vons because I
2 fought really hard on that not to have it in the middle of the
3 trail and I was -- you guys said you guys would have control
4 where it went, it had to be by Vons. So I want that to be
5 publically said tonight. Thank you.

6 CHAIR TRAUTMAN: Thank you. Would you like to answer
7 that, Mr. Hogan?

8 MR. HOGAN: In the condition on PC6 a portion of the
9 condition talks about,

10 "The pedestrian bridge shall be located in Area D and
11 in the western portion of Area A1. The final
12 detailed location shall be finalized prior to City
13 Council approval shown on the vested tentative
14 tract."

15 So right now we don't have it on the map,
16 Commissioner Winsman.

17 MS. KELLEHER: What's D1?

18 CHAIR TRAUTMAN: So D is the area that's closest
19 to --

20 MR. HOGAN: By Emblem, by Vons.

21 CHAIR TRAUTMAN: -- Vons?

22 COMMISSIONER BERGER: Right in the back of Emblem
23 tract.

24 MR. HOGAN: Yeah. Yes.

25 CHAIR TRAUTMAN: But that's by Vons?

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1 COMMISSIONER WINSMAN: Yeah, by Vons.

2 MS. KELLEHER: Oh, by Vons.

3 CHAIR TRAUTMAN: That's --

4 MS. KELLEHER: Okay. So it's not in the middle?

5 COMMISSIONER WINSMAN: No.

6 MS. KELLEHER: Okay.

7 CHAIR TRAUTMAN: Okay. This has been answered.

8 MS. KELLEHER: Yea. So we did get something
9 accomplished. Thank you.

10 CHAIR TRAUTMAN: Okay. Thank you.

11 MR. HOGAN: Just, just to clarify though, also, the
12 City Council will be reviewing it and determining the exact
13 location. Right now the Planning Commission has in here it's
14 going to be on the western portion of the site by Emblem.

15 COURT REPORTER: Right. Thank you. And finally
16 Damon Wang.

17 MR. WANG: Good evening. I'm Damon Wang from Ventura
18 Coast Keeper. And I, I hadn't intended originally to speak
19 this evening but in the interest of public participation I, I
20 do appreciate the opportunity.

21 There were just a couple of things I, I did want to
22 point out. In looking at responses to comments it, it
23 generally doesn't constitute a proper response to a comment
24 when the comment is pointing out an inadequacy or something
25 that is not addressed and to have the response refer back to

1 the sections that were being pointed out as not being adequate.
2 What was needed was more information.

23

3 And example is when we talk about the cumulative
4 impacts that occur from a project such as this. There was no
5 additional comprehensive cumulative impact analysis that was
6 conducted so it wouldn't be proper to refer to previous work
7 from an NRMP that this was sufficient. It isn't.

24

8 The other thing I just wanted to point out too, that
9 I appreciate the issues that were brought up by Chair Trautman
10 and Commissioner Berger regarding what may constitute
11 innovative in terms of innovative presentation or innovative
12 living of what a decision is of how to build in a community and
13 how to do that while at the same time protecting the
14 environment. It is important that we do look at how we
15 accomplish both goals and what is the best system. And it
16 probably will be where in the future we will see some higher
17 densities in order to accommodate the growth that will occur.
18 But at the same time if we're going to try to appreciate and
19 honor the spirit of what we want in our quality of life we will
20 want to protect what we have there. You know, I've -- you
21 know, you go to L.A., you go to San Fernando Valley, there's a
22 reason why people have -- are, are not living there. It's like
23 there's a quality of life that's appreciated here and much of
24 that is because of the amount of open space, because of the
25 accessibility of wildlife, because there is a diversity of, of

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1 a landscape of what you see.

2 And so when you talk about something that is an
3 innovative project it is something where you can say, yes, we
4 can still have people living here, we can still grow, we can
5 still build, but we need to really take a look and think about
6 how it is we want people to live, how we want to grow, and is
7 it smart. And in that sense it seems that it is the
8 responsibility of the Commission to insure that a project,
9 before moving it on to the City Council, addresses the issues
10 about whether you're going to allow the various lots built in
11 the river or you're going to pull it back.

12 Instead of giving it to the City Council to decide to
13 make the changes that's the forum that I believe the Planning
14 Commission and the staff can work on to have the best project
15 to present so that the Council can then approve that. Thank
16 you.

17 CHAIR TRAUTMAN: Thank you, Mr. Wang. Counsel, is it
18 appropriate at this time for -- does the applicant need to
19 respond?

20 MS. HARDY: I don't believe so.

21 CHAIR TRAUTMAN: Okay.

22 MS. HARDY: No.

23 CHAIR TRAUTMAN: All right. And Commissioners?

24 COMMISSIONER BERGER: I have a question. Theresa
25 brought up a good question for staff just to answer, just -- I

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1 think I know the answer but can you clarify this? Theresa said
2 that the agencies that back -- the agents are not really doing
3 their job backing up what the mitigation factors we have are.
4 In past projects that we've had we've had some mitigated
5 factors or, or whatever. Are the agencies coming out and
6 looking into this? If there is a problem are they addressing
7 these or are they just saying, oh, it's not big deal? Does,
8 does it, does it ever come to you or do we have to go them or
9 does the public have to do this? How are these, these issues
10 checked out by the outside agencies?

11 MR. HOGAN: Again, when you adopt the mitigation, the
12 monitoring program, it talks about who's responsible, the --
13 what agency. If, if there is a problem the Army Corp or
14 Department of Fish and Game will come out. If things -- if
15 somebody's off roading, you know, the City will be contacted
16 and we'll work out the situation. As far as specific
17 mitigation, again yeah, there's plenty of agencies out there
18 that within the mitigation monitoring program their going to be
19 responsible. Ultimately they are responsible. The City is
20 going to oversee that those things are taken care of. An
21 example would be some of the, the -- for the, the toads.

22 CHAIR TRAUTMAN: The Spadefoot?

23 MR. HOGAN: The Western Spadefoot.

24 CHAIR TRAUTMAN: Right.

25 MR. HOGAN: Yeah. You know, the Army Corp,

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1 Department of Fish and Game's working closely with the
2 mitigation for that. If there's problems we have a good
3 relationship with other agencies and, you know, we'll have some
4 sort of dialogue if there's problems.

5 COMMISSIONER BERGER: But Mr. Hogan, who --

6 MR. HOGAN: But things are being mitigated and we are
7 complying with the mitigation --

8 COMMISSIONER BERGER: I --

9 MR. HOGAN: -- in the reports.

10 COMMISSIONER BERGER: Who, who, who notifies the
11 agency, or is it their job to come out every six months and
12 look? Is it our job to call them and say, hey, we found
13 something or, or the, the public came to us and said that this
14 is an issue? Or is it their job every six months to drive by
15 and check these things out?

16 MR. HOGAN: The applicant needs to get certain
17 permits from certain agencies, whether it's from Army Corp --

18 COMMISSIONER BERGER: Okay.

19 MR. HOGAN: -- Department of Fish and Game. Those
20 permits stipulate different conditions, requirements. There
21 might be something there that Army Corp needs to come out there
22 three months, four months, five months, it depends on what type
23 of issue's out there, and the applicant needs to comply with
24 that. If they're not complying with that that agency will shut
25 them down until they comply.

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1 COMMISSIONER BERGER: Thanks for the clarification
2 Jeff. Appreciate it.

3 CHAIR TRAUTMAN: I'd like to ask for one
4 clarification along those same lines too, and in reading
5 through the letter from California Department of Fish and Game
6 there were certain things that they requested and the response
7 was that those things were not required, they weren't
8 necessary, such as with the, the Black Tailed Jackrabbit, that
9 it wasn't a species of concern and that there was adequate
10 movement area for them. And so when it comes to a situation
11 where California Department of Fish and Game has one
12 requirement for, for treating a certain species but staff has a
13 different idea about that who -- does it always fall back to
14 what's, what's legally recorded and required under State Law,
15 or can they say -- can the California Department of Fish and
16 Game say this is what we want for mitigation, this is what's
17 required under CEQA and you need to make these changes?

18 MR. HOGAN: It, it -- I mean, it depends on the
19 language, whether they're talking about encouraging, requiring.
20 Of course, if it's a definite requirement I don't know exactly
21 what issue you're talking about in their comment letter, but we
22 look at that, the biologists look at that that we hire through
23 the EIR consultant.

24 It's a case by case basis as far as if it's an
25 encouragement we use our expertise that we've hired as a City

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1 to determine whether or not that's something that needs to be
2 required or not. But if it -- if there's a definite
3 requirement that states that a lot of times that's what we're
4 going to go with. Again, I don't know your specific language
5 or item that you're talking about. Maybe Joe can back me up
6 here too on that.

7 MR. MONTES: Well, I mean, each, each commenting
8 agency is constrained by the legislation that grants it its
9 authority. So to the extent that it's a species of special
10 concern or any of those kinds of things they have a certain
11 prescribed level of authority and they can mandate things when
12 it gets to a certain escalated level. Below that, you know,
13 they can make recommendations and suggestions. And it then
14 becomes the purview of the City to determine what to do with
15 those recommendations and suggestions.

16 To the extent that there is feasible mitigation that
17 could be undertaken to minimize some potential perceived
18 impact, you know, that's something that the City could explore.
19 But at the end of the day the City's ability to mandate those
20 kinds of things is also going to be limited.

21 So, you know, we are not a, a species protection
22 organization. That's not our statutory authorization. So our
23 ability to mandate somebody preserve and protect some species
24 that has not been identified anywhere as a species of concern
25 or whatever is, is going to be constrained.

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1 MR. HOGAN: Okay.

2 CHAIR TRAUTMAN: All right, thank you.

3 MR. HOGAN: And I think one of the things that, that
4 came about when you were reviewing those documents was
5 Department of Fish and Game or U.S. Army Corp had problem with
6 the equestrian trail. And that was one of those things that
7 the Planning Commission as a body felt that although it may be
8 that language may have said encourage or recommend that you
9 felt strongly that that needs to be taken out, and that was
10 part of the whole revisions of the site plan. So --

11 COURT REPORTER: All right.

12 MR. HOGAN: -- that's an example.

13 CHAIR TRAUTMAN: Thank you.

14 Well, with that I will ask if our fellow
15 Commissioners have a motion on this item?

16 COMMISSIONER OSTROM: Yeah, I, I -- absent any
17 changes that the Planning Commission or any of the
18 Commissioners wish to make or may have spoken that I am
19 glossing over here I, I would go with the staff recommendation.

20 COMMISSIONER WINSMAN: I'll second.

21 MS. HARDY: And Commissioner Ostrom, just to confirm,
22 that would include the additional conditions of approval that
23 were mentioned at the beginning part of the, the meeting.

24 COMMISSIONER OSTROM: Yeah. Could, could we go
25 through those again? 'Cause I think I, I had one in there.

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1 MS. HARDY: Okay.

2 COMMISSIONER OSTROM: I want to make sure.

3 MR. HOGAN: We're going to add language about the
4 Saugus Speedway --

5 COMMISSIONER OSTROM: Yes.

6 MR. HOGAN: -- and incorporating language into the
7 CC&R's of the acknowledgment of that. And there's one more.

8 MS. HARDY: We talked about the best management
9 practices and adding the California Department of Fish and Game
10 as part of that condition of approval.

11 MR. HOGAN: I think actually I don't know if that was
12 formally accepted --

13 CHAIR TRAUTMAN: No, no.

14 MR. HOGAN: -- but I think the second one was the,
15 the, the hazing and I have put in a condition there about --

16 COMMISSIONER OSTROM: Yeah. I think the hazing, we
17 wanted it to go to a professional, some --

18 MS. HARDY: That's correct.

19 COMMISSIONER BURKHART: It would need to be approved
20 by --

21 MS. HARDY: By the appropriate agency.

22 COMMISSIONER BURKHART: -- an agency.

23 COMMISSIONER OSTROM: Yeah.

24 MS. HARDY: Yes.

25 Q MR. HOGAN: I believe those were the two --

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1 COMMISSIONER OSTROM: Yeah.

2 MR. HOGAN: -- conditions added.

3 COMMISSIONER OSTROM: That's okay. With those
4 changes then put that on top of staff recommendation.

5 CHAIR TRAUTMAN: So we have a motion and a second.
6 Ms. Sullivan, will you please call roll?

7 SECRETARY SULLIVAN: Commissioner Burkhardt?

8 COMMISSIONER BURKHART: Yes.

9 SECRETARY SULLIVAN: Commissioner Ostrom?

10 COMMISSIONER OSTROM: Yes.

11 SECRETARY SULLIVAN: Commissioner Winsman?

12 COMMISSIONER WINSMAN: Yes.

13 SECRETARY SULLIVAN: Commissioner Berger?

14 COMMISSIONER BERGER: Yes.

15 SECRETARY SULLIVAN: Chair Trautman?

16 CHAIR TRAUTMAN: No.

17 SECRETARY SULLIVAN: Motion carries. Thank you.

18 CHAIR TRAUTMAN: Thank you.

19 COMMISSIONER OSTROM: While we're waiting here I, I,
20 I want to ask Mr. Binelli if he would just wait until after the
21 end of the proceedings. I would like, I'd like to talk to you.
22 Thank you.

23 ITEM NO. 2 PROCEEDINGS CONCLUDED AT 8:10 P.M.

24 * * * * *

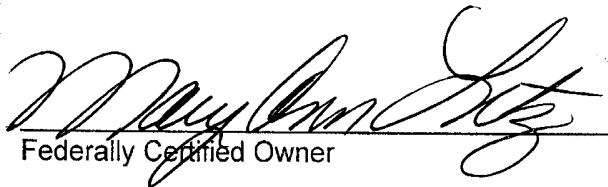
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MONROVIA, CALIFORNIA 91016
(626) 303-1113



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CERT00139



Signature of Transcriber

AAERT Cert. No.

12/28/04
Date

CITY OF SANTA CLARITA
CITY COUNCIL MEETING

IN THE MATTER OF

AGENDA ITEM NO 11

RIVERPARK PROJECT
(MASTER CASE NO 02-175,
VESTING TENTATIVE TRACT MAP
53425, ZONE CHANGE 02-002,
GENERAL PLAN AMENDMENT 02-002,
HILLSIDE REVIEW 02-003,
CONDITIONAL USE PERMIT 02-009,
OAK TREE PERMIT 02-025 &
ADJUSTMENT 02-010)

ENVIRONMENTAL IMPACT REPORT
SCH#2001091081

TRANSCRIPT OF PROCEEDINGS
TAKEN AT SANTA CLARITA CITY HALL
CITY COUNCIL CHAMBERS
23920 VALENCIA BOULEVARD
FIRST FLOOR
SANTA CLARITA, CALIFORNIA 91355

TUESDAY, JANUARY 25, 2005

HEARD BEFORE CAMERON SMYTH, MAYOR

ELECTRONIC REPORT: MARTHA NELSON

TRANSCRIPTION BY: *Lutz & Company, Inc.*
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

LA/1091103.1

Proceedings recorded by electronic sound recording, transcript produced by Federally Approved transcription service.

APPEARANCES:

MAYOR:	CAMERON SMYTH
MAYOR PRO-TEM:	LAURENE WESTE
COUNCIL MEMBERS:	FRANK FERRY MARSHA MCLEAN BOB KELLAR
CITY CLERK:	SHARON L. DAWSON
CITY ATTORNEY:	CARL NEWTON
CITY MANAGER:	KENNETH PULSKAMP
ASSOCIATE PLANNER:	JEFF HOGAN

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
JOHN STEFFEN
LYNNE PLANBECK
SHELLEY LUCE, HEAL THE BAY
TERESA SAVAIKIE
HENRY SCHULTZ
ROBERT MONTELEONE
CONNIE WORDEN-ROBERTS, TRANSPORTATION AUTHORITY OF SCVAA
MIKE LEBECKI
JIM BACKER
DON FLEMING, S.C. AUTOMOBILE ASSOCIATION
MATT KLEIN
KAREN PEARSON, SIERRA CLUB
BLAKE BONELLI, SAUGUS SPEEDWAY

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LA/1091103.1

1 SANTA CLARITA, CALIFORNIA, TUESDAY, JANUARY 25, 2005

2 PROCEEDINGS BEGIN AT 7:30 P.M.

3 MAYOR SMYTH: The Riverpark Project, and Item Number
4 11. City Clerk, do --

5 MS. DAWSON: Thank you. Mayor and Council Members,
6 all notices required by law have been provided, and I'm still
7 getting requests to speak, so I will get them to you in just a
8 moment.

9 MAYOR SMYTH: Thank you, no problem. I would like to
10 -- if there any more requests to speak please get them in now
11 because we won't be accepting any further once the, once the
12 hearing, hearing begins.

13 MR. STEFFEN: Can I ask that we have a break before
14 this item is discussed in that I have discussed with Mr.
15 Adamick about certain changes that have been made and he's
16 going to explain them to me. But I think that that would not
17 be too much of a request to be made.

18 MAYOR SMYTH: We will take a break. I don't know, at
19 this point we want to get through this -- let us at least get
20 through the staff presentation before we move on --

21 MR. STEFFEN: Thank you.

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1 MAYOR SMYTH: -- and possibly take a break. So at
2 this time we'll turn it over to Mr. Hogan. It's all yours.

3 MR. HOGAN: Good evening, Mayor and Members of the
4 City Council. I'm Jeff Hogan, a Senior Planner with the
5 Planning Division.

6 The item before you tonight is the Riverpark EIR
7 Project. The applicant is Newhall Land and Farm. They're
8 proposing to develop on a six hundred and ninety-five acre
9 parcel.

10 The project site is located east of Bouquet Canyon
11 Road where Newhall Ranch currently ends, south of the CLWA
12 Facility, and north of Soledad Canyon Road. Surrounding land
13 uses include commercial centers to the, to the west of the
14 project, single family homes, the CLWA Facility and vacant land
15 to the north, industrial/commercial uses to the east of the
16 project, and an existing mobile home park and commercial
17 centers to the south. The sites predominantly vacant and the
18 only use currently on the site is a construction business
19 operating.

20 The purpose of tonight's meeting is to give an
21 introduction to the project, open the public hearing, and
22 provide direction to staff on project related issues.

23 The applicant, Newhall Land and Farm submitted an
24 application on May 10th, 2002 requesting approval of

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1 entitlements on a six hundred and ninety-five acre parcel of
2 land that includes several entitlements that we'll get into
3 more specifically at the end of my presentation. Staff
4 processed the project that included several Development Review
5 Committee meetings and eleven Planning Commission meetings that
6 went from February of 2004 to December 2004. This also
7 included two to three additional Parks Commissions meetings
8 discussing park related issues.

9 Over the course of the eleven Planning Commission
10 meetings substantial revisions have been made as a result of
11 comments made by several public agencies, members of the
12 public, and Planning Commissioners. Towards the end of my
13 presentation I'll have a few slides of those specific
14 revisions.

15 We'll start off with the residential/commercial
16 component of the project site which consists of one thousand
17 one hundred and twenty-three residential dwelling units, and up
18 to sixteen thousand commercial square feet.

19 There's a couple of exhibits here that kind of give
20 you a visual perspective of the Riverpark Project. In the
21 center of the project you have four and nineteen single-family
22 homes consisting of five thousand to eight thousand square
23 feet. You have two multi-family areas. The one located east,
24 just east of the existing Von's shopping center, the

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1 applicant's proposing three hundred and twenty-four apartments.
2 And the eastern -- northeastern portion of the project site the
3 applicant is proposing three hundred and eighty condominiums.
4 And the commercial component of the project is south and
5 adjacent to the existing Burger King on Bouquet Canyon Road.

6 The Parks and Recs component of the project includes
7 a five acre public park with twenty-four acres surrounding the
8 active park that includes passive and open space areas.
9 Another component, component is the public trail system
10 consisting of two miles along the Santa Clara River going from
11 the eastern portion of the project where the Newhall Ranch
12 Golden Valley Road Bridge is, all the way to Bouquet Canyon
13 where the existing Burger King is. And there will be access to
14 the public park and to the Class I trail. In addition, the
15 applicant's proposing seven private recreational lots.

16 The applicant's also proposing to dedicate three
17 hundred and fifty acres onsite which would primarily consist of
18 the Santa Clara River. In addition, the applicant's proposing
19 to dedicate approximately a hundred and thirty acres offsite,
20 which there's an exhibit here showing that the proposals at
21 Southfork and Santa Clara River from Wiley Canyon Bridge all
22 the way to the Valencia Boulevard Bridge.

23 Infrastructure, the infrastructure component of the
24 project would include Newhall Ranch Road, the Newhall Ranch

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1 Road/Golden Valley Road Bridge, Santa Clarita Parkway and
2 numerous internal roadways. The project itself would
3 necessitate two lanes in each direction of Newhall Ranch Road
4 and clean to Newhall Ranch Road/Golden Valley Road Canyon
5 Bridge from its eastern terminus to the Soledad Canyon
6 Flyover. That's a mouthful. The applicant would also
7 construct Santa Clarita Parkway, one lane in each direction
8 from Newhall Ranch Road to just south of the Santa Clara River.

9 Bank stabilization, the applicant's proposing
10 approximately nine thousand linear feet of bank, bank
11 stabilization. Six thousand of that would be for Newhall Ranch
12 Road and the Newhall Ranch Road/Golden Valley Road Bridge
13 abutments. Another three thousand of it would be needed to
14 protect the residential uses and the commercial uses. And in
15 the yellow right here would be approximately fifteen hundred
16 feet of toe protection.

17 With the recent rains this is real important to the
18 project. Our engineering staff has been working overtime
19 monitoring the existing buried bank stabilization that's been
20 installed and they're here tonight if the City Council has any
21 questions. From my, from my understanding there's some loss of
22 vegetation that was just planted, and there's some washouts in
23 the dirt along the Pony League site. But all in all the
24 Engineering Division feels that that buried bank stabilization

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1 has been very effective.

2 Existing General Plan designations on the site
3 include residential/commercial designations with SEA and VCC
4 overlay -- designation overlays. The current General Plan
5 allows up to thirteen million commercial square feet and up to
6 fifteen thousand residential dwelling units. The applicant's
7 proposing the General Plan amendment to residential/moderate
8 and community/commercial with SEA and VCC overlays. To be
9 consistent with the General Plan designations staff is also
10 requesting a zone change to RM and CC.

11 The applicant's requesting a vesting tentative tract
12 map to subdivide the six hundred and ninety-five acre site into
13 approximately five hundred and forty-five lots consisting of
14 open space lots, park lots, residential and commercial lots.

15 Conditional use permit, the applicant under the
16 conditional use permit is requesting to implement the plan
17 development overlay. Applicant's requesting other multi-family
18 buildings to exceed thirty-five feet in height and two stories,
19 up to a maximum of three stories and fifty feet. Approval of a
20 hillside innovative application and vehicular gating for
21 Planning Areas A1 in this area, B and C.

22 A hillside permit is also being requested. A
23 hillside permit is required for development on slopes greater
24 than ten percent and on secondary ridgelines. The sight itself

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1 has an average cross-slope of fifteen percent, and the
2 applicant is proposing to encroach on two secondary ridgelines
3 in red here, you see. The eastern primary ridgeline or
4 secondary ridgeline right here, the applicant's encroaching
5 approximately two hundred linear feet of the bottom or the base
6 of the ridgeline. Initially with the maps that we're looking
7 at the ridgeline actually on the map was shown going further
8 into the site. When we went out there it actually stops more
9 north of the, the Planning Area C. And the western secondary
10 ridgeline they're encroaching on is needed in order to build --
11 construct Newhall Ranch Road, Santa Clarita Parkway and
12 portions of Planning Area B.

13 The applicant's requesting an oak tree permit.
14 There's currently eighty-seven oak trees on site. The
15 applicant's requesting to remove sixteen of those. Thirteen of
16 those would be relocated, and two of those are heritage. The
17 applicant's also requesting to encroach on three oak trees.
18 The proposing mitigation, to dedicate approximately eighteen
19 point nine acres and to plant fifty-six twenty-four inch oak
20 trees, basically a three to one replacement ratio.

21 And the last entitlement the applicant's requesting
22 is an adjustment, a twenty percent reduction for front yard
23 setbacks. The applicant wants -- is requesting to be able to
24 vary the street-scapes along the single-family homes. They

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1 said that it's up to sixteen feet. They want to be able to
2 have the ability to have some variation. The Planning
3 Commission made a stipulation in there also that all driveways
4 would have to be twenty feet, that way there's provisions for
5 two cars to be able to be parked in the driveway. And the last
6 is seven foot sound walls along Newhall Ranch Road and Santa
7 Clarita Parkway. Currently the code allows up to six feet, so
8 this is just for additional noise buffering.

9 An environmental impact was prepared for the project.
10 Twenty-one environmental topics were analyzed including
11 traffic, water, noise, education, water and several other ones.
12 Fourteen environmental topics were mitigated to less than
13 significant and seven environmental topics were considered
14 unavoidable significant impacts after mitigation, which
15 included air quality, noise, solid waste, visual, traffic
16 BIODA's.

17 The next two slides consist of a brief summary of the
18 Planning Commissions specific recommendations. One of, one of
19 the, the most important revisions and one of the ones that we
20 spent the most time on was really finding out or figuring out
21 where we establish the Santa Clara River boundaries. And one
22 of the things that staff did was we took into account the
23 Natural River Management Plan, the FEMA line. We, we also took
24 into the Q-CAP line, and also the resource line. So what we

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1 did, even though the Q-CAP, the FEMA, and the NRMP are lines
2 that you need to meet certain requirements, it's not
3 necessarily saying you can't build in there, it's just -- the
4 FEMA line, if you go in within the one hundred year FEMA line
5 you have to elevate the sites to a certain level. Same with
6 the Q-CAP line, same with -- well, with the Q-CAP line. And
7 then our Natural River Management Plan with whom that was
8 approved by the Army Corp, Regional Water Quality Control Board
9 and the Department of Fish and Game, which basically they felt
10 was the river corridor. So what we did was presented all of
11 these to the Planning Commission, including the resource line,
12 and they recommended the resource line which basically pushed
13 the project on the western portion of the site further in. The
14 applicant lost fifteen to twenty residential units along here.
15 So currently as the project stands the applicant is (inaudible)
16 all the material riparian resources with the exception of
17 Newhall Ranch Road which is -- has a fixed alignment currently
18 right here.

19 Additional revisions with allowance for vehicular
20 gating for private streets, rerouting the equestrian trail away
21 from the river and over the pipeline, construction of the Santa
22 Clarita Parkway with two lanes until the remaining lanes are
23 warranted, conversion of Area C apartments to for-sale product,
24 revisions to the park site plan. Previously I mentioned that

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1 we had gone to the Parks Commission and there were several
2 recommendations from the Parks Commission to the Planning
3 Commission which included relocation of the drainage, loss of
4 some more homes for additional street frontage for safety, and
5 some other items.

6 In addition, dedication of open space adjacent to
7 Central Park subject to CLWA approval to construct a temporary
8 trail from the norther project boundary to established dirt
9 trails accessing Central Park. Th redesign of Area D
10 eliminating grading on the nose of the ridgeline facing the
11 Emblem neighborhood. Dedication of a hundred and thirty
12 offsite acres. Enhancing landscaping along Newhall Ranch Road
13 and Santa Clarita Parkway for additional noise buffering.
14 Requiring the applicant to pay twenty-five percent of the cost
15 of a pedestrian bridge over Newhall Ranch Road.

16 This week you won't see any of the environmental
17 documentation, but it's something that came out of public
18 comments in the neighborhood wanting a pedestrian bridge in the
19 area where the existing Vons Shopping Center is. And one of
20 the things that city staff did a few years ago, we contracted
21 out with a consultant to put together this evaluation criteria
22 study to, to determine whether or not a pedestrian bridge was
23 warranted at a certain location. We did that and based on the
24 pedestrian bridge being located more towards Santa Clarita

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1 Parkway where there might be an access from Central Park to
2 that access dirt trail that I was talking about down to the
3 active park, we felt that -- or the evaluation study felt that
4 further consideration was warranted to look into it. It was
5 basically kind of on a teetering edge as to whether or not one
6 was warranted or not. The Planning Commission took that and
7 believed that one was warranted. In addition, after other
8 numerous meetings and with the community input, we felt like --
9 felt that the pedestrian bridge should be more towards the
10 western portion of the project behind Vons. The applicant and
11 staff are currently working out to see whether or not that's
12 even feasible or where exactly a pedestrian bridge could be
13 physically located as close to the western portion of the site
14 as possible. And because there's not necessarily a nexus for
15 the total cost of the bridge we've worked with our attorneys
16 and Newhall's proposed up to twenty-five percent of the cost of
17 the bridge construction.

18 Next is -- was the installation of two water guzzlers
19 along the river. Enhancement to the pipeline corridor under
20 Newhall Ranch Road Bridge for its potential use for onsite
21 wildlife mobility. The Planning Commission wanted to be able
22 to see the final elevations in the site plans for their
23 approval. They required that the Newhall Ranch Road/Golden
24 Valley Road Bridge and the abutments be subject to the Santa

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1 Clarita Valley -- the Santa -- or the Cross Valley Connector
2 Aesthetics Guideline Book, and also that there is a provision
3 for a decorative wall, landscaping and use restrictions near
4 the Emblem tract. This is when we were also in the process of
5 working with the Emblem neighborhood, including Karen Pearson,
6 to fine tune that condition in that exhibit as far as exactly
7 what the neighborhood wants along that one area.

8 And lastly, the Planning Commission found that the
9 project met the innovative findings. They felt -- they
10 believed that the project employs a site designs that tailors
11 the development to the, to the site and minimizes impact to the
12 topography, Santa Clara River and the central canyon on the
13 site. They believe the substantial benefits included
14 preservation and dedication of four hundred and fifty acres of
15 open space on site, dedication of an additional hundred and
16 thirty acres offsite, the extension of two miles of the Class I
17 trail, extension of, of two miles of the trails along the Santa
18 Clara River including bridging over the pipeline, dedication
19 and improvement of the site central canyon as a public park,
20 and contribution through right-of-way dedication and B and T
21 fees for the Cross Valley Connector. On this particular item
22 we do have Engineering Department here too if the City Council
23 has specific questions on that.

24 And lastly, staff recommends that the City Council

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1 open the public hearing, provide direction to staff on project
2 related issues, and continue the public hearing to the March
3 22nd, 2005 City Council meeting. Staff is here to answer any
4 questions. We have our CCIR consultant and various division
5 reps.

6 MAYOR SMYTH: Thank you, Jeff. Why don't we take a
7 quick break, let the Council formulate some questions. We've
8 got a lot of public speakers. So why don't we come back right
9 about 8:00 o'clock. Thank you.

10 (The Council Recessed from 7:45 p.m, Until 8:08 p.m.)

11 MAYOR SMYTH: Thank you. If we could again have
12 everybody please take their seats. Because this is a public
13 hearing the, the rules of public comment are slightly
14 different. At this point we'll ask the proponent which would
15 be Newhall Land, they have thirty minutes to make their, make
16 their presentation. And then at that point we will have public
17 comment. And after that then the applicant would have another
18 five minutes for, for rebuttal if, if you will or if necessary.

19 So at, at this point we'll turn it over to Mr.
20 Adamick. I figure you've got thirty minutes.

21 MR. ADAMICK: All right. And hopefully I won't take
22 thirty minutes of your time, I'll try to be brief. I think Mr.
23 Hogan did a good job of getting into the details of the
24 project, as well as all the changes that occurred at the

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1 Planning Commission level.

2 Good evening, Mayor Smyth and members of the Council.
3 I've been waiting for this for awhile, so it's great to be here
4 and great to present this project. What I wanted to do is run
5 through a quick Powerpoint presentation, and I'll try to stay a
6 little higher up and not get into the details that Mr. Hogan
7 went through.

8 The Riverpark Project is located in the, in the
9 center of the City of Santa Clarita, and really in the center
10 of the Santa Clarita Valley. It's in close proximity to, to
11 really the economic core of the Santa Clarita Valley which is
12 the area around Towne Center, in close proximity to jobs, the
13 Valencia Industrial Center and Commerce Center, as well as the,
14 the CenterPointe Business Park in the Canyon Country area.
15 Next slide.

16 The original project that was submitted to the City
17 of Santa Clarita included a total of eleven hundred and eighty-
18 three residential units and three acres of commercial. That
19 project has changed dramatically from that original submittal
20 and Mr. Hogan went into a lot of that detail. Next slide.

21 The revised project now includes a total of three
22 hundred and twenty-four apartments, three hundred and eighty
23 condominiums or townhomes, four hundred and nineteen single-
24 family homes, for a total of eleven hundred and twenty-three

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1 units. And the three acres of commercial was downsized to one
2 acre of commercial.

3 The open space went up dramatically. It went up from
4 about three hundred and thirty acres to four hundred and
5 eighty. And the open space that I've kind of categorized on
6 this slide is that open space related to the river as well as
7 the adjacent upland. That also includes the hundred and thirty
8 acres offsite.

9 Perhaps the most significant change to the Riverpark
10 Project at the Planning Commission level is the relocation of
11 bank stabilization along the western edge of the project,
12 really from the center of the project westerly to about Bouquet
13 Canyon Road. During the, during the process the Commission
14 heard from many members of the public about their desire to
15 save mature riparian resources along that edge. There were
16 also several comment letters that reflected that, as well as a
17 comment letter from Fish and Game that reflected that as well.
18 Based upon that the Commission pushed the project in that
19 location further away from the river. And I've got a slide a
20 little later that will give you an idea of how far we are.

21 Other changes included the redesign of Area D
22 eliminating grading facing the Emblem community. We've worked
23 pretty good I think with the Emblem folks on dealing with their
24 visual issues. And during the Commission process we made a

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1 change to the project to eliminate any grading on their side of
2 the ridgeline so they didn't see any change. On top of that
3 I've been working with, with Karen Pearson and city staff on
4 coming up with a, a wall landscape exhibit that will provide
5 additional buffer from our community, the Riverpark community,
6 but also provide a buffer from the existing commercial shopping
7 center as well.

8 Another big change was the conversion of Area C which
9 was the Eastern most multi-family area from apartments. It was
10 originally four hundred and twenty apartments. The Planning
11 Commission during that process changed that entire component to
12 condo townhomes. That resulted in the reduction in the density
13 to three hundred and eighty, and that is all now for-sale
14 product.

15 As Mr. Hogan indicated we spent a lot of time working
16 with the Parks Commission on the park design, as well as Park
17 staff and there were changes made there to provide more street
18 frontage, adjust some grades. And we ended up relocating some
19 lots to accomplish what the Parks Commission wanted, and I
20 think it really resulted in a better park.

21 I think finally there is significant open space that
22 was added to the project. You know, in addition to the three
23 hundred and fifty acres of the river corridor there is fourteen
24 acres adjacent to Central Park that the Parks Commission

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1 initially requested that it be dedicated to, to the City, and
2 the Planning Commission supported that recommendation.

3 In addition the Planning Commission, you know,
4 requested of us to work with staff on identifying some other
5 offsite property that could be incorporated into this project.
6 We located the Southfork of the Santa Clara River which would
7 include the river area, as well as adjacent upland, and that
8 has been pulled into this package as well. Next slide.

9 Probably the most important fact, and one that I
10 think the Planning Commission got tired of hearing me say but
11 I, I think is very important is the, the property -- the, the
12 project that we have is much less than what the general plan
13 permits on the site. As Mr. Hogan indicated the General Plan,
14 depending on whether you look at the Valley Center concept
15 element of the plan or just look at the straight land use
16 designations, allows for three thousand to fifteen thousand
17 residential units and three million to thirteen million square
18 feet of commercial. The project proposes one thousand one
19 hundred and twenty-three residential units, sixteen thousand
20 square feet of commercial, includes a twenty-nine acre park and
21 nearly five hundred acres of river upland dedication. I think
22 the conclusion here is the project is far less than what the
23 plan considered for the property. Next slide.

24 As far as significant benefits clearly the density is

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1 much lower than planned is a significant benefit. The
2 contribution through right-of-way dedication as well as B and T
3 fees of about twenty-four million dollars (\$24,000,000) to this
4 segment of the Cross Valley Connector was considered very
5 significant by the Commission. Two mile extensions of both the
6 Santa Clara River Regional Trail along the entire project
7 frontage with the river there, as well as a Class I trail on
8 Newhall Ranch Road was considered significant. The dedication
9 of open space, as I inferred earlier. And I think really the -
10 - preserving the Central Canyon -- next slide -- preserving the
11 Central Canyon which included a five acre active park as well
12 as a twenty-four acre passive park. The preservation of a
13 significant archeological site, there were two sites identified
14 on the property. The most significant was located adjacent to
15 the river. That area has been preserved. We designed away
16 from it. Preservation of the majority of the oaks on the
17 project site. Most of the oaks are contained within the
18 Central Canyon where we have pulled development away from.
19 That will also be the receiver area for the oaks that we are
20 going to transplant on the site, including the heritage oaks.
21 And I think finally it supports regional housing needs. Next
22 slide.

23 There's been a lot of discussion recently with all
24 the heavy rains about flood way impacts and, and filling into

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1 the river and those types of accusations. The first thing
2 that, that I want to make clear is the Planning Commission
3 spent a great deal of time talking about the river and what
4 they consider to be the limit of the river. And really what
5 they leaned on was the resource line. When the environmental
6 document was prepared the environmental consultant went out
7 there and kind of designated a line where the edge of the
8 riparian resources ended. I want to make it very clear, there
9 is no residential or commercial lot within that resource line.
10 There is no filling into the river as defined by the resource
11 line.

12 Another point that I want to make clear is that on
13 January 12th we received a letter from FEMA, it was actually
14 the City that received a letter from FEMA, approving in concept
15 or conditionally approving the Riverpark bank stabilization.
16 So a federal agency has valuated the bank stabilization and has
17 permitted it. The EIR that was prepared for Riverpark
18 concludes that Riverpark will not result in significant
19 increases in water surface elevation or velocity.

20 And finally, Mr. Hogan eluded to this, buried bank
21 stabilization has performed as expected extremely well on the
22 other communities where it has been utilized. We have had no
23 problems on Bridgeport, NV2 or West Creek where buried bank
24 stabilization was put in, as well as the Hart Pony.

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1 One thing that I wanted to -- next slide -- wanted to
2 show and I -- these might be a little tough to read from here,
3 but generally this is a river corridor exhibit that describes
4 the -- how wide the river is on the Riverpark site. Moving
5 west from east -- or west to east, in this area we are at about
6 eleven hundred and sixty feet from Newhall Ranch Road over to
7 Soledad and permitted improvements. As we get closer to this
8 area we end up being about eight hundred and seventy feet or,
9 or about nine hundred feet, and then again it widens out in
10 this location. We're at about fourteen ten at that spot.
11 Upstream from Riverpark it shrinks to as much as two hundred
12 and fifty feet. Next slide.

13 This is a slide of the Bridgeport community. And
14 what I wanted to try to show is this is an area where we do
15 have buried bank stabilization. We did not suffer any damage
16 or any -- there weren't any problems from these recent storm
17 events. These dimensions are very consistent with some of the,
18 the smaller dimensions on the Riverpark site, and the Riverpark
19 site in many areas is much larger than this.

20 Another interesting fact about this part of the Santa
21 Clara River as compared to the Riverpark site is in a
22 significant storm event this part of the Santa Clara River in
23 front of Bridgeport, Bridgeport, because of the confluence with
24 Bouquet Creek, the Southfork and San Francisquito Creek holds

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1 about twice as much water as the Riverpark site. So on average
2 the Riverpark dimensions are larger. This has worked and has
3 worked very effectively. Next slide.

4 I think another allegation was made in a newspaper
5 article, an editorial in the Signal about the Hart Pony site
6 being washed away by the floods. That statement was, was very
7 inaccurate. The Hart Pony site weathered the storms very well.
8 If the Council remembers on the commercial portion of the site
9 we did buried bank stabilization. That buried bank
10 stabilization did not suffer any impact from the recent
11 flooding or storm events. The water never came up here. On
12 the Pony League portion of it, the Hart Pony League portion of
13 it, we could not do buried bank stabilization there without
14 going farther into the river. So as a part of the Pony League
15 CUP we committed to go ahead and do exposed bank stabilization.
16 In working with City staff we ended up putting a sliver fill, a
17 small amount of fill over the top of that. I'll tell you this,
18 if that bank stabilization was not there I don't think the Hart
19 Pony fields would be here today. They suffered no damage from
20 those recent events.

21 That concludes my, my staff presentation. I'm here
22 to answer any questions you may have. I look forward to your
23 comments. Thank you.

24 MAYOR SMYTH: Thank you. At this time we will go

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1 into again public comment. With that you have three minutes.
2 And again, we have a number of speakers so I will keep you to,
3 to that time limit. The first speaker will be John Steffen,
4 followed by Lynne Planbeck, followed by Shelley Luce.

5 MR. STEFFEN: Good evening. There, there are so many
6 problems that were not mentioned in the planning session.
7 Number one was they never mentioned electricity and the
8 reliability of electricity in Southern California, not only
9 that but of Western United States. This was the problem that
10 caused the recall of Gray Davis. It wasn't in ancient history
11 that we had electrical problems.

12 This, two or three days ago in the L.A. Times,

13 "State Officials Warn of Electric Shortage.

14 Southern California may have a tough time keeping the
15 lights on next summer State Emergency officials said
16 Friday."

17 This is, this is not John Steffen. This is the
18 reality that was -- we know about. Now the problem stems from
19 hydro-electric power. Most of Western United States uses
20 hydro-electric power because it's very efficient. I read one
21 place where it was ninety percent efficient as long as you have
22 water behind the dam. Now the problem is when you only have
23 fifty percent of water behind the dam your production of
24 electricity, the efficiency drops tremendously. And this is

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1 our problem that we have not solved because we are in an era of
2 global warming, a subject they never discussed. We have a
3 problem here that is beyond all of our comprehension. And when
4 it hits what are we going to say, we don't have electricity?

5 Anyway, that is only one of the problems that's never
6 been discussed and it's a day-to-day problem. This is
7 practical. We have smog. I gave you a red Xerox copy of smog,
8 smog by trucks. Now these are the trucks that are going to
9 come through what I call a freeway, you call it a mid-valley
10 connector or whatever, but it's a freeway, that's all it is.
11 And these trucks are going to go right through there almost
12 next door to the Emblem tract. Now the people in the Emblem
13 tract will breathe this air. And here's a truck with its
14 exhaust coming out and it says,

15 "Trucks exhaust is measured at a checkpoint in Sun
16 Valley. The major source of cancer causing toxins is
17 diesel emissions, according to the AQMD."

18 I might add they never had an -- a person speaking on
19 our smog problem. Not one person from the AQMD was there. We
20 don't discuss our most -- largest problem here in, in the Santa
21 Clarita Valley, and that is our poor air. All you do see in
22 the newsprint --

23 MAYOR SMYTH: Thank you.

24 MR. STEFFEN: All right. Thank you very much.

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1 MAYOR SMYTH: Thanks, John. Lynne Planbeck, followed
2 by Shelley Luce, followed by Teresa Savaikie.

3 MS. PLANBECK: I would -- I came last week and asked
4 her -- two weeks ago and asked the Council to do an independent
5 study on the impacts of the recent high water flows in the
6 Santa Clara River. And on this, now I'm here to ask the same
7 thing for this. Isn't it on? Oh, okay. Just not speaking
8 quite into it -- to ask for this project in particular. I'm
9 glad that there wasn't damage in, in Bouquet -- in the other
10 areas that there's stabilized banks -- that there's bank
11 stabilization. But as soon as property damage occurs there's
12 going to be an incredible demand for concreting the riverbanks,
13 and we don't want to get ourselves in that situation after
14 we've spent so many years trying to protect the river and care
15 about the habitats. So I just think it would really behoove
16 the City to have an independent look at this -- the hydrology
17 of what happened in these recent storms.

18 Also, I have another concern. Today I was up at 5:00
19 to make it down to the County to speak on the West Creek
20 Project, a Newhall Land and Farming project, which
21 coincidentally was scheduled there for the same day as it -- as
22 their, their Riverpark Project is here. Now of course I
23 can't -- we can't get people to go down over there
24 and talk to the County and give them good input and knowledge

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1 of the community and then expect people to come out again at
2 night. And so it's very difficult when these meetings are
3 scheduled for the same developer on the same night and we have
4 to go first to County and then come to the -- in the evening to
5 the City. And coincidentally the same things is happening in
6 March. And I wonder if there isn't some way that you could
7 either talk to the County or, or do something so that you're
8 not asking the community to come out both in the morning and at
9 night to try to protect our rivers and our tributaries. West
10 Creek is of course on San Francisquito Creek and has many of
11 the same issues that we're looking at here. As you know many
12 of us are particularly concerned about these projects because
13 they're in the flood plain. Thank you.

14 MAYOR SMYTH: Thank you. Shelley Luce, followed by
15 Teresa Savaikie, followed by Henry Schultz.

16 DR. LUCE: Hello, I'm Dr. Shelley Luce. I am the
17 Science and Policy Director with Heal the Bay which is an
18 environmental group with over ten thousand members in Southern
19 California. And I commented on the draft EIR for the Riverpark
20 Project before your Planning Commission last year. Since then
21 some positive changes have certainly been made in the plans for
22 the Riverpark development, and I really commend the
23 departments, Planning Department and Commissioners for making
24 those changes happen, and to the developer as well for their

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1 work.

2 However, our overarching concern remains that this
3 project impinges on the natural functioning of the river and
4 causes immitigable damage to both water quality and aquatic
5 habitat, as well as increasing flood risks on the river. And I
6 would like to go into a little bit of detail about those. I
7 can also submit written comments for further detail if you
8 like.

9 We all saw how powerful water can be. It is more
10 powerful than concrete, and it is more powerful than buried
11 bank stabilization. Although you've seen examples of how the
12 buried bank stabilization held up through this last storm I'd
13 like to point out that those stabilizations are at the most
14 four years old, from what I understand. There is concrete
15 throughout L.A. County that fails constantly. The only thing
16 that doesn't fail to protect banks is natural vegetation. It
17 doesn't cost anybody anything. It renews itself and repairs
18 itself constantly just by growing, that's what it does. And it
19 is the best way to both slow flood waters when they are at a
20 rate that can be absorbed by un-concreted banks and bottoms,
21 and also to hold up against even the fastest rushing waters.
22 And I would point out that the banks that failed throughout
23 L.A. County, certainly in the areas that I observed in the
24 Santa Monica Mountains, were areas that had been stripped of

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1 natural vegetation or areas that had natural vegetation but
2 were immediately downstream of concrete areas. Concrete areas
3 cause flood waters to speed up so that when they get passed the
4 concrete they just start digging out, and everybody has seen
5 that. Everybody's seen areas of bridge abutments or culverts
6 across creeks that have big blown out section immediately
7 upstream and downstream of the concrete, and that's just the
8 fact of hydrology, that's what rivers do, and we've been seeing
9 it for hundreds -- or I shouldn't say hundreds of years. We've
10 been seeing it for a long time but we haven't changed the way
11 we do things.

12 Riverpark development has changed some things. They
13 did pull out of the flood plain in many places. They did move
14 some of their development further from the actual creek, but
15 there's still more that they could do. There are still fifteen
16 homes that are going to be in the flood plain. I would be very
17 worried about buying one of those homes, and I would be very
18 worried about being responsible for the people living in those
19 homes.

20 Vegetative buffer zones are the best way to protect
21 both the creek banks and the water quality. And I would
22 encourage the City Council to ask the Riverpark developers to
23 consider getting everything out of the flood plain, all of
24 their development out of the flood plain, and maintaining

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1 natural vegetated riverbanks instead of buried bank
2 stabilization. Thank you.

3 MAYOR SMYTH: Thank you. Teresa, followed by Henry
4 Schultz, followed by Robert Monteleone.

5 MS. SAVAIKIE: Hi, good evening. My name is Teresa
6 Savaikie. Tonight I'm representing the Center for Biological
7 Diversity. I'd like to remind you all a few years ago when I
8 brought to you a little teeny tiny baby fish and a little teeny
9 tiny baby toad. You might recall I kind of set them all up
10 there for you to look at. That was in -- within the Natural
11 River Management Plan. That was within North Valencia 2. They
12 did come out of tributaries that were never addressed in the
13 Natural River Management Plan. Therefore that habitat has
14 never been, never been mitigated for and we are still owed that
15 mitigation, the citizens of Santa Clarita, the City of Santa
16 Clarita. And I would call on you to contact Fish and Game
17 officials and sit down and speak with them about those areas
18 because they will show you topo maps that show you that those
19 areas were actually natural creeks and they, they -- the loss
20 of that habitat and the ponds and all the habitat and
21 everything has never been mitigated under the Natural River
22 Management Plan or North Valencia 2. And I'd like to see
23 Newhall Land and Farming make up for that habitat loss within
24 Riverpark, within Santa Clarita so that the citizens of Santa

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1 Clarita can enjoy it.

2 I personally, as you recall, watched some of Newhall
3 Land and Farming's, sadly, employees de-watering these
4 tributaries where these little baby fish were left flopping to
5 their death and these little toads were quite cute, but you
6 know, they needed a little water. And I was hoping at the time
7 that our City would take the initiative to really go out with
8 Newhall Fish and Game and really let's look at wetland
9 delineation. I have to say also that just recently U.S. Fish
10 and Wildlife had re-released, it was in April 2004 and they
11 still haven't come to any conclusions, their proposed critical
12 habitat for arroyo toads. And it shows, you know, it's -- it
13 may not be in Riverpark, but it certainly shows North Valencia
14 2, which again our City did approve, and it's showing that to
15 be significant important habitat, and I can submit that
16 information to all of you probably by email if that's okay,
17 sort of a cut and kind of paste thing.

18 Another thing I'd like to mention is that West Creek,
19 the County required Newhall Land and Farming to mitigate for
20 loss of habitat to the spadefoot toad. The spadefoot toad
21 didn't just stop on West Creek. They crossed the creek and
22 they occurred in North Valencia 2. Our City did not require
23 mitigation for the western spadefoot toad on North Valencia 2,
24 and you had been given information that they did indeed occur

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1 there. And so therefore we're owed more mitigation for loss of
2 habitat to that species.

3 And I'd like to add one more thing which is I don't
4 think it's appropriate to take the blacktail jack rabbit and
5 just relocate it because we can. And the citizens of Santa
6 Clarita will miss an important part of the biological resources
7 of Santa Clarita Valley. It's a really cool thing. It stands
8 about this high. If you run into it you might think you're
9 running into a bobcat or something, but it's a great big hare
10 that doesn't occur commonly in Santa Clarita anymore.

11 And one other thing is there's a mountain lion
12 roaming through here. He's been seen through the Jefferson
13 Apartments. It's in the EIR that this is, that this is part of
14 his home range and nobody has done anything to mitigate that.
15 Thank you.

16 MAYOR SMYTH: Thank you. Henry Schultz, followed by
17 Robert Monteleone, followed by Connie Worden-Roberts.

18 MR. SCHULTZ: Thank you for allowing me to speak with
19 you, Mayor and Council Members. One of the things that's
20 really been nice about this, I've been following the
21 Commission, Planning Commission hearings, and there's been a
22 lot of work done. There have been some definite improvements,
23 a move back from the river as people have said, and all that's
24 very good. And of course, I wouldn't call this an innovative

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1 project. I'm, I'm Santa Claus if this is innovative. But --
2 so -- but other than that things have -- what we really need to
3 do is a lot bigger than that.

4 This is being built mainly to put in a road, and
5 there's that Cross Valley Connector as it's called. There's a
6 lot of money up front that's set aside to build the bridge, the
7 flyover bridge, and run through here. And of course in the end
8 when we get done we're going to have more cars, no matter what
9 they tell you here that you're going to get less people, when
10 you put these people here and you add that road you're going to
11 be in a bigger jam than you ever had before. So this is just
12 going to create more havoc rather than loosening up the roads.
13 The models should show you that.

14 So I'm recommending a little bit of a change here. I
15 hope that the Council would be open to consideration at this
16 point for something a little bit larger. As you can see this
17 property where they have the little park that goes through
18 there connects and is adjacent to the CLWA property on the
19 other side which is the Central Park. And to me, at one point
20 this was offered by Newhall Land as a tradeoff for that other
21 land. They would build where the Central Park is now and the
22 City would get this property for building a park on this side.
23 And the Council wisely went ahead and denied that. But they
24 were, they were, they were close. I remember talking with Rick

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1 Putnam and they were, you know, thinking about it.

2 What we really ought to do is take some of this,
3 perhaps this far west wing here, turn it into park that
4 connects up with the other park and make our Central Park a
5 real Central Park, something like, more like a Griffith Park
6 counterpart. We could do that, probably still have the park,
7 the project be built, get some money and perhaps take that
8 twenty-four million that's going to be used by Newhall Land to
9 put into the bridge, kill the bridge because it ain't going to
10 do any good anyway, have an exit going out of there, and then
11 see if we could have a project where the City -- 'cause this is
12 prime land. People are ignoring the fact that this is killing
13 off beautiful riparian areas that we've seen. There's animals
14 that run through. If you go over here there's herds of deer
15 right now. And as is mentioned, there's a mountain lion. This
16 is kind of maybe a fly in the night here but I think that you
17 could really make a big difference for the City down the road
18 if you could get some parkland, expand the parkland and connect
19 that over and work with the developer to make that happen. And
20 that can be -- I think you could still do this project
21 profitably and have a big impact and advantage for the City.
22 So I would recommend some out of the box thinking here to try
23 to use these amenities. They, they aren't going to come back.
24 Thank you.

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1 MAYOR SMYTH: Thank you. Robert Monteleone, followed
2 by Connie Worden-Roberts, followed by Mike Lebecki.

3 MR. MONTELEONE: West Creek, Riverpark, how many
4 projects does Newhall Land and Farm have? Mr. Adamick, you
5 spoke of regional housing needs. Don't we have enough regional
6 housing?

7 I'm a teacher. I teach in the -- at Pine Tree School
8 in Canyon Country, and I'm here to speak against Newhall Land
9 and Harms project, Riverpark. I'm probably going to move
10 because I live over in the, in the Emblem tracts, and I'm
11 probably going to move because of this project as, you know,
12 citing the facts that a lot of the people who have spoken
13 already.

14 When I first heard about Riverpark about a year and a
15 half ago, I had just moved in, and I was presented with the
16 facts regarding this folly, and I was appalled. And, and I
17 wanted to get involved back then, but like a lot of people I
18 felt helpless, as if my involvement would come for not. And I
19 went to three Planning Commission meetings and I, I talked to a
20 lot of people and gathered the information. And then sadly is
21 the Planning Commission voted four to one for this project.
22 God bless Diane Trautman for really, really listening to us.
23 It seems that facts can be presented and honest emotions can be
24 brought forth. And sometimes you just feel like, you know,

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1 they count for nothing. So we could make a thousand signs and
2 we could, you know, we could post them, we could waive them in
3 opposition, but it seems like the only signs that matter are
4 dollar signs.

5 And you know, this, this project is going to be tear
6 up the environment. It's going to already add to the
7 overcrowding we have, and it just, it makes me feel even more
8 helpless. And I just want to ask you to look inside yourselves
9 and, and do the right thing for Santa Clarita and for the
10 environment and vote against Riverpark. Thank you very much
11 for your time.

12 MAYOR SMYTH: Thank you. Connie Worden-Roberts,
13 followed by Mike Lebecki, followed by Jim Backer.

14 MS. WORDEN-ROBERTS: Good evening, Mayor Smyth and
15 City Council Members, Connie Worden-Roberts. And this evening
16 I'd like to begin by thanking you for making the completion of
17 the Cross Valley Connector the number one priority for our City
18 over the passed two years. As the Transportation Committee
19 Chairperson for both the Chamber of Commerce and the Valley
20 Industrial Association you should know that both boards of
21 directors unanimously voted to support your decision. We
22 recognize that the need for transportation improvements remain
23 at the very top of the list of citizen demands. The Riverpark
24 Project contains a, a critical component in the completion of

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1 this highly valued roadway providing linkage between State
2 Route 14, Interstate 5 and the State Route 126 connections.
3 The bank stabilization technique used in adjacent areas and
4 planned to be used in Riverpark performed extremely well in
5 spite of the excessive rains in the recent past. Kudos to the
6 City engineers.

7 Many other improvements have been made to the revised
8 project that's before you this evening. The numerous changes
9 represent a vast difference from the general plan that would
10 have allowed over three thousand units, as Mr. Hogan has
11 described to you. Tonight's revised project permits just over
12 eleven hundred total units divided wisely between single-
13 family, townhouses and apartments.

14 The bridge and thoroughfare fees in excess of
15 thirteen million dollars (\$13,000,000) from the builder will
16 help complete this vital section of roadway.

17 Thirteen of the sixteen oak trees slated for removal,
18 removal will be located on the site, and dedication of nearly
19 nineteen acres of oak tree habitat will be onsite. Moreover,
20 fifty-six twenty-four inch boxed oak trees will be planted and
21 dedication to the City will include four hundred and eighty
22 acres, including a hundred and thirty offsite at the Southfork
23 of the Santa Clara River.

24 The equestrian trail will be rerouted from the river

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1 bottom to the pedestrian bike trail and the pedestrian bike
2 bridge over the aqueduct will be widened from fifteen to twenty
3 feet to accommodate the equestrian traffic.

4 Adjacent to Central Park open space of fourteen acres
5 will be dedicated to the City at a value of seven million
6 dollars (\$7,000,000).

7 A design of Area D will improve the concerns of
8 Emblem neighborhood. Any impacts to the Emblem area will be
9 mitigated by relocating previously proposed apartments and
10 building and adding landscaping and fencing.

11 Two guzzlers will be installed for the wildlife
12 corridor, and the pipeline corridor under the Newhall Ranch
13 Road Bridge will be enhanced for onsite wildlife mobility.

14 Obviously tremendous efforts have been made to
15 satisfy the concerns of the environmentalists and neighbors
16 while addressing the imperative to have a roadway that will
17 relieve tremendous congestion. I urge the City Council to move
18 forward with the acceptance of this important project. Thank
19 you.

20 MAYOR SMYTH: Thank you. Mike Lebecki, followed by
21 Jim Backer, followed by Don Fleming.

22 MR. LEBECKI: Hello, Council. It's, it's been a
23 couple of years since I've been here and it's sad for me to
24 still hear that you're always told that Newhall Land is the

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1 bringer of all evil to this valley. So I thought maybe things
2 would be a little different. It wouldn't be like a book where
3 you just take the bookmark out and it's the same old story.

4 But as a, as a real estate agent in town I just
5 thought I would comment a little bit on the take that my
6 clients and my associates clients have had on Valencia over all
7 the years. Some, some of you live in Valencia. Some of you
8 certainly work in Valencia obviously because we're here. But
9 I've, I've never had a friend or client say I don't like
10 Valencia or the mall or the Hyatt or the Conference Center or
11 the Valencia Marketplace or the Woodlands, or Bridgeport, or
12 Creekside, or Westridge, and yet we were all once in this room
13 listening to all the same reasons from opponents as to why
14 these communities, shopping and recreational opportunities
15 shouldn't come to fruition.

16 All the same I've heard folks complain about traffic
17 and congestion over the years. But again, we've all been in
18 this room to hear the opposition against the White's Canyon
19 Bridge, the Wiley Canyon Bridge, the Decoro Bridge, and even
20 improving Magic Mountain Parkway. Here we are again, again
21 same book, different chapter. Now they're asking you to reject
22 the positive residential and infrastructural improvements
23 Riverpark offers this valley as a whole.

24 Most importantly what I see is the final piece of

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1 your lifelong and community-wide objective to finally create
2 the Cross Valley Connector. I think you've all volunteered and
3 worked too hard over the collective decades to see this chance
4 as really the only thing that's washed away if the opposition
5 has its way.

6 MAYOR SMYTH: Thank you. Jim Backer, followed by Don
7 Fleming, followed by Matt Klein.

8 MR. BACKER: I am speaking about this project tonight
9 'cause in the last twenty-one years I've been -- had some small
10 role in working on this road from I-5 to Highway 14, and I
11 think it's time that this road get built. And I know that you
12 have worked very hard to, to make that a reality, but I think
13 our public safety demands that this road get built. If you
14 drive on Soledad these days at any of the peak times you know
15 it's very difficult to get east to west or back in this valley.
16 And occasionally, maybe to -- not to some of the opposition in
17 this room but, you know, there are emergencies that require
18 transportation, and I think that we need options to get us back
19 and forth. I think the connection of I-5 to 14 is critical,
20 not only to transportation but to our economy and to our
21 commerce. It connects our business centers with each other and
22 it gives us a way to get across this valley.

23 Finally, I want to commend Newhall for the -- what I
24 see as the public/private partnership where they're trying to

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1 bring their strength and, and financial resources to bear to
2 bring this road to this valley. And I know there are important
3 things to consider with the river and, and these other issues,
4 and I commend them for working with staff to address that. But
5 most of all I think that it is time to build this road. I
6 think it's been done, the planning's been done with sensitivity
7 and I think it's time to, to get it built and, and provide it
8 for these residents. Thank you.

9 MAYOR SMYTH: Thank you. Don Fleming, followed by
10 Matt Klein, followed by Karen Pearson.

11 MR. FLEMING: Thank you, Mr. Mayor, Members of the
12 Council. I'm not a builder, I'm not an environmentalist, but I
13 have talked to people that are both. I'm convinced this is a
14 good project. We need this Cross Valley Connector. We need
15 the money from it. Newhall Land in, in my estimation has done
16 everything they said they would ever do. I don't know of a bad
17 project. Maybe you do, maybe they do. I don't know of any bad
18 project that Newhall Land has been a part of. We need this in
19 our community. We need more homes for the entry level buyer,
20 and this gives it to us. This gives us more retail space, and
21 it's good for the community. Thank you for your time.

22 MAYOR SMYTH: Thank you. Matt Klein, followed by
23 Karen Pearson, followed by Blake Bonelli.

24 MR. KLEIN: Mayor, Council, good evening. As a local

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1 resident I've been following the development of this project
2 for about the last year now and I think in its current form it
3 is a good project. And as a commuter who takes the Bouquet
4 Junction and Soledad to work everyday I think this road is
5 well, well deserved and well needed for people to get through,
6 especially during times of emergency when the 5 and 14 are
7 backed up and Soledad is the only route for people through
8 town. So I think under its current form this is a good project
9 and I would support it. Thank you.

10 MAYOR SMYTH: Thank you. Karen Pearson, followed by
11 Blake Bonelli.

12 MS. PEARSON: Could I have a mic that would take me
13 over to the map.

14 MAYOR SMYTH: You may.

15 MS. PEARSON: How would I do that? Oh, okay.

16 MAYOR SMYTH: Sharon will get it for you.

17 MS. PEARSON: Thank you.

18 MAYOR SMYTH: You still only have three minutes
19 though.

20 MS. PEARSON: I've used my three minutes up getting a
21 mic.

22 MS. DAWSON: No, you haven't used any of it yet.

23 MS. PEARSON: Oh, okay. All right. The reason I'm
24 over here is because there's a very tiny little part of this

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1 map that concerns me a lot, and guess what's on the other side.
2 This is where my lot shares the boundary with this project, my
3 backyard. One of the reasons I bought the house was because of
4 the view from my backyard which I, I treasure nature and so
5 that was a real selling point for me.

6 And at this point we have not established the
7 agreements. We're working on the agreements but they, they
8 have not been established to the point where they could be put
9 in writing. So Mr. Adamick and I tonight decided we would set
10 March 22nd as a date to get something in writing that we could
11 both sign off on on this little piece of property here.

12 And I had a thought today. If you look down here
13 this is the north end of the Bouquet Center. What, what people
14 seldom realize is that, that when Newhall Land built this they
15 put all the dumpsters under the bedroom windows of the people
16 whose houses are along this line here so that -- and two of
17 them are restaurants that have -- keep their lids open and
18 stink and, and at 6:30 in the morning I would wake from the
19 dumpsters being dumped along here.

20 So when, when a project came along with this piece of
21 land that hadn't yet been assaulted by dumpsters my neighbors
22 here are all like no, no, don't do that to us, don't do that.
23 But I can share that was not something the City did, that was
24 what the County did. And one of the reasons we voted for a

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1 City is because of the thoughtless planning that was occurring
2 by the County, and I don't expect that the City will be
3 thoughtless, nor do I expect that Mr. Adamick will be
4 thoughtless of, of us neighbors up here with this little piece
5 of land.

6 The analogy I thought of today, I was with a friend,
7 and I'm diverging a little bit, but she was talking about a
8 camping trip where red ants crawled in and attacked flesh and
9 sensitive areas, I don't have to go into detail on that. But,
10 but at any rate this may seem like a little ant on a very huge
11 project, but I can tell you these people got a little -- if
12 we're looked at as a little ant on a very big project and they
13 were definitely irritated by the results of what happened. So,
14 so I just want you to know that we expect better things of the
15 City and better things of Newhall Land these days. And Mr.
16 Adamick said that was the bad old days, that's not today, so
17 we'll hope that that's so.

18 So anyway, when you tour take a look up here. The
19 hill doesn't start 'til here. So I'm actually a window across
20 here. And so the people living over here will not see these
21 buildings because of the -- the hill will protect. I have not
22 been assured yet that I won't have my view shed ruined by
23 apartment buildings here. I have not gotten that assurance.
24 We don't know yet how weed maintenance will go on. We --

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1 here's the phone line, telephone pole easements, we don't know
2 anything about that. There's a lot we don't know. It's all
3 little details and it may seem like little ants to you but
4 we're working on it. And I just appreciate your support in, in
5 the process here and that's a very small part of a very large
6 thing which has a lot of impacts. I've been back there.

7 MAYOR SMYTH: Karen?

8 MS. PEARSON: I've seen the heard of deer running.
9 And I want you to know that it's really beautiful back there.
10 So try to preserve as much as you can.

11 MAYOR SMYTH: Thank you, Karen.

12 MS. PEARSON: Thank you very much. Did I get a red
13 light already?

14 MAYOR SMYTH: You did, and the bell.

15 MS. PEARSON: Sorry.

16 MAYOR SMYTH: Thanks, Karen.

17 MS. PEARSON: I'm done.

18 MAYOR SMYTH: Blake Bonelli.

19 MR. BONELLI: Mr. Mayor, Council Members, my name is
20 Blake Bonelli. I'm part owner in the Saugus Speedway and we're
21 south of this project across the river. And I have attended
22 many Planning Commission meeting worried about the impact this
23 project will have on our business. As a speedway we, we run
24 special events that run into the night that make noise, and I'm

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1 concerned that the new residents of the Riverpark will complain
2 at some point that we're making noise. We want to be a good
3 member and -- or a good member of the community, and I urge
4 whatever approval that you grant this project that you include
5 the Planning Commission's recommendation that the purchasers,
6 purchasers in Riverpark be notified in the CCNR's of our
7 presence across the river. Thank you.

8 MAYOR SMYTH: Thank you. At this time we'll turn it
9 back over to the Mr. Adamick. You have five minutes to respond
10 to anything that you heard in the public comment.

11 MR. ADAMICK: I'll run through these responses very
12 quickly. I think Mr. Steffen brought up electricity. The EIR
13 does contain a public utilities or public services section that
14 analyzed the impacts of that, and certainly there is
15 electricity available to serve the Riverpark community.

16 Mr. Planbeck talked about hydrology and an
17 independent report. I think the EIR is an independent report
18 that was conducted by a consultant at the direction of the City
19 and analyzed hydrology onsite. This is an area of the river
20 that a great deal of hydrology work has been done starting back
21 with the Natural River Management Plan with Army Corp and Fish
22 and Game.

23 As far as the comments raised by Ms. Luce, she
24 indicated that water quality and hydrology were un-mitigatable.

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1 That's incorrect. The EIR concluded that water quality with
2 the incorporation of mitigation, we have two water quality
3 basins as well as several areas where we will be doing drainage
4 swales, and other treatment types of mitigation would be
5 mitigated. And hydrology, it was very clear in the EIR that
6 that would be mitigated as well.

7 There was a lot of discussion at the Commission level
8 about biotech or planting rather than hardening of banks. What
9 buried bank stabilization does is I think a great thing. It
10 pulls back bank stabilization outside of the active channel, it
11 buries it and it re-veges it. So you are getting planting as
12 part of that combination. Vegetation alone is not going to
13 meet FEMA requirements or City requirements.

14 Ms. Savaikie I don't think raised any issues per se
15 concerning Riverpark. As far as the Natural River Management
16 Plan we work on a very regular basis with the Department of
17 Fish and Game and the Corp on the implementation of that. And
18 I think if there is one developer that is hold to a high level
19 and monitored all the time it's us.

20 As far as proposed critical habitat of arroyo toad,
21 it is off the Riverpark site. It does not include the
22 Riverpark site.

23 We have been working with Fish and Game to mitigate
24 spadefoot toad on both the West Creek site and the Riverpark

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1 site. Fish and Game has conceptually approved our mitigation
2 plans and locations for that mitigation to occur.

3 Mr. Schultz talked about innovative. To me the most
4 innovative thing about the project is the fact that we, we are
5 so much lower than what the General Plan permits. And I think
6 that's something that was taken for granted a lot by members of
7 the public during the Commission process. It is much lower
8 than what the plan permits.

9 Karen indicated that we were working hard on a deal
10 there to, to address her issues. And, and I, I, I want to
11 confirm that we will do that before the 22nd. We'll take care
12 of that and get that in writing.

13 And Mr. Bonelli talked about the disclosure
14 documentation. The Commission added that condition and that
15 condition is required of Riverpark today.

16 That concludes my, my responses. Thank you.

17 MAYOR SMYTH: Thank you. At this time we'll close
18 the public hearing, public comment. Our city attorney.

19 MR. NEWTON: Actually, the matter is proposed to be
20 continued with the hearing open.

21 MAYOR SMYTH: Okay.

22 MR. NEWTON: That, that was my understanding.

23 MAYOR SMYTH: Okay. Then we'll just move into
24 discussion by, by the City Council. Councilman Kellar, you

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1 want to start us off?

2 COUNCIL MEMBER KELLAR: Well, I knew when I was
3 reading my material there was going to be a lot involved with
4 this project, and I appreciate the comments and the interest of
5 the community on it. Honestly, at this particular point in
6 time I do not have a lot of thoughts. Obviously we're going to
7 have a number of meetings on this matter. I'll look forward to
8 the meeting to the 22nd, and once again appreciate the input of
9 the community relevant to this matter. A lot of good points
10 were brought forward. Thank you.

11 MAYOR SMYTH: I do want to add just quickly, there
12 were four written comments as well, all in opposition to the
13 project. Council Member Weste?

14 MAYOR PRO-TEM WESTE: Well, I did have comments.
15 Thank you, Mayor. You'd be shocked if I didn't, right? You've
16 been very, very funny this evening. It's just charming. It's
17 just keeping us entertained and awake. Thank you. We need a
18 little levity up here sometimes. We just, we just need it.

19 I have several things on my list and I'll just start
20 with Item One, let's make sure that we take care of the view
21 shed behind Karen Pearson's home. And I'm glad to see that
22 Bonelli/Saugus Speedway issue is included because they do have
23 an amazing amenity there that's been doing entertainment in the
24 valley for seventy years.

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1 I would like to find out, I think staff has already
2 answered this, if we already haven't, have we dealt with the
3 issue of down lighting so that we're not impacting the river,
4 keeping, in other words, street lamps that focus down so that
5 we have as minimal light spillover as possible. You do have
6 any area that's fairly sensitive, and it is quite beautiful.
7 And I think using down lighting would be very helpful.

8 I would like to support the Planning Commission's
9 revisions in total, I think they did a wonderful job. And
10 there's an extensive list so I won't reiterate it. I think
11 we've already had staff go through most of it.

12 Regarding Area D which is the area nearest to Emblem
13 tract, I think it would be most preferable for that to be
14 converted to for sale units and not be rental stock. I think
15 it would advantageous to the entire community for the benefit
16 of their property values the intrinsic nature of, of private
17 ownership. And it just, it just -- there's a lot of units in
18 other areas, and I think at this point that would just really
19 fit this project the best.

20 The architecture of that area, and I, and I, I don't
21 want to step into Council Member McLean's issues too much,
22 she'll probably want to talk about this a little bit. It is
23 extremely visible cross the river from Soledad. So I would
24 encourage the developer to use extremely high quality

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1 architecture so that the view shed across the valley would --
2 from the permanent roof lines that you will see will be very
3 classic and look as though it was an old-time community that
4 had been there a long time, and I can expand on more of that
5 after the meeting.

6 If there is anything more that can be done for the
7 Cross Valley Connector financially, I mean, I, I kind of look
8 to staff, if there is some other things that could be done to
9 facilitate it being done quicker. I, I know that there's been
10 extensive work done by staff on this, but if there's anything
11 else that can be done that would compliment finishing this
12 project, I think the City Manager probably has a better grasp
13 of everything that might be done, but I would fully support
14 that.

15 Regarding the Paseo, I know there's been a lot of
16 discussion on this and there should continue to be discussion
17 on that, and just to figure out where and, and at what point
18 that's needed. And I think that there's still work being done
19 on that, but I'd just like to see that discussion continue.

20 I also want to make sure that there is a trail into
21 Central Park in whatever format allows the community to, to
22 access. It may not be the typical trail because of some train
23 issues, but as much as can be done with trail options for
24 Central Park.

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1 And now I want to get into what I consider to be the
2 most important part of what should happen from this project,
3 and that would be additional mitigation lands. There is
4 approximately up to one hundred and eighty acres near I-5.
5 It's all undeveloped area of the river. It's east of I-5 and
6 on the north side of Magic Mountain Parkway. It's commonly
7 known as Round Mountain, and that is the area where the
8 historic 1898 rail bridge crosses the Santa Clara River. It is
9 considered the most pristine area of the river. It is, it's
10 beautiful and it needs to be in public ownership. So I would
11 encourage discussion regarding that land to be turned over into
12 public ownership.

13 The North Valencia 2 agreement has sixty-four acres,
14 I believe it was to be sold to the City. It is generally along
15 the creek north of Newhall Ranch Road and south of Copper Hill.
16 And I'd like to see that this -- that be donated to the City.
17 I believe there's been discussion already regarding that area
18 of the creek and the river. And anytime, Cameron, I'm not
19 clear on an area would you just stop me. And there's a damaged
20 piece of trail right there and that probably -- it's minimal
21 but it needs to be looked at.

22 The -- if there's any land along Newhall Ranch Road
23 across from Bridgeport, if there's any balance left over that
24 the Parks Department would deem useful for them, I don't know

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1 what's going to be left over there, but if there's any lands
2 left over across from Bridgeport I'd like the Parks Department
3 to be able to have that discussion. It would just be balance
4 planned.

5 Any lands left over that are not developed at South
6 Fork on the undeveloped area north of Orchard Village Road,
7 east of Wiley, and west of Placerita Creek, north Valencia
8 Boulevard, and we all know that is the area near the bridge
9 that the kids cross to go across from Valencia down to
10 Placerita Junior High and Hart High School on Newhall Avenue.
11 Do you know where I'm talking about, Ken?

12 MR. PULSKAMP: You said north of Valencia. You mean
13 south of Valencia, right?

14 MAYOR PRO-TEM WESTE: Yeah, I think it's south
15 Valencia, pardon me. Anyway, it's that area adjacent to Wiley
16 near South Fork. And I'll, I'll pinpoint it on a map if we
17 need to.

18 I think it would be really useful to talk about from
19 the area where the historic rail bridge is, the trail is going
20 to go across there at Round Mountain, and the trail will
21 ultimately go under I-5 where the existing railroad track
22 trestle took the train under the freeway. It's the only
23 underpass there is to the other side. Do you know where I'm
24 talking about? And we're taking the trail through there. I'd

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1 like to see us have a trail west -- oh, under that railroad
2 trestle moving westerly to Newhall Ranch so that the
3 communities are integrated in this Class I trail and that those
4 connections be made. And I, I think there's already discussion
5 about this, but this is a good time to discuss it because we
6 will be building our portion across the river and, and it has
7 to go west. It's the only way the communities will ever all
8 access this.

9 I talked about a pretty large amount of acreage and I
10 think it's really important at this juncture for mitigation
11 lands like these to be included. And I would hope that this
12 dialogue would be useful for all parties, and that Newhall Land
13 and Farm understands that our goal as a City is to complete as
14 much ownership of the creeks and rivers and put into habitat
15 and open space lands and river areas so that they will be
16 preserved forever for future generations.

17 And I'd just like to make a little bit of a comment
18 about -- it's, it's really nice to talk about, you know, what
19 we'd like to do, but we are mandated by General Plan to do,
20 under State Law, a plan which gives owners an expectation of
21 use of their land. And I am mandated to stick to the State
22 guidelines of what that is. We are allowed to exact certain
23 amenities, and it think that the staff and the Planning
24 Commission and the community have done a very good job of

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1 articulating what they want. This City has not continued the
2 use of concreting in the river. We do not concrete in our
3 river. We have taken ownership of as much of it as we possibly
4 can. We have done -- worked with nature and done buried bank
5 stabilization, and we have done native plantings. And I am
6 very glad to see this project outside the resource line. And I
7 think that this last storm was a good example of the fact that
8 that City's policy has been working very well. So thank you,
9 staff.

10 MAYOR SMYTH: Thank you. Council Member McLean?

11 COUNCIL MEMBER MCLEAN: Yes. I too want to protect
12 Mrs. Pearson's view shed.

13 I have a question regarding the pedestrian bridge.
14 You stated you didn't -- you weren't sure whether it was
15 warranted. You're, you're looking to see if it's warranted.
16 And I'm still not understanding, is -- was one proposed in one
17 area and then the Planning Commission asked it to be moved, or
18 are there two, one which is already completely paid for and one
19 which is not?

20 MR. HOGAN: There, there is one proposed right now.
21 Initially the pedestrian bridge came out from the public and
22 the Planning Commission took a look at it and staff. We did an
23 evaluation criteria and it further warranted looking at
24 possibly the pedestrian bridge being closer to Santa Clarita

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1 Parkway where it would connect the, the Central Park to the
2 twenty-nine acre park the project's proposing. The Planning
3 Commission wanted staff to look at possibly moving that over
4 towards the west of the project by Vons. We are currently
5 working with the applicant to see if that's physically
6 possible. Maybe one of the things that staff would like
7 direction on that one also is that possibly feedback from you
8 as far as if that's something that you would like closer to the
9 western portion of the project site or closer to Santa Clarita
10 Parkway if it's warranted. I think I'm looking for some
11 feedback from City Council on that.

12 COUNCIL MEMBER MCLEAN: Okay. And actually I'm
13 looking for some feedback from you. I want to know who would
14 be using it, how many people would be using it, and where would
15 the best location be. The other one being if, if it's decided
16 that this is warranted and twenty-five percent of the bridge is
17 funded who funds the other seventy-five percent and what is the
18 feasibility that it will ever get built anyway? And, you know,
19 would we want to then use the money that the -- the twenty-five
20 percent money for something, for something else. So I'm kind
21 of looking for, for some information from you as to all the
22 ramifications of saying, yes, we want it here, but only having
23 twenty-five percent funding for it.

24 MR. HOGAN: All right. Actually, I think I got some

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1 feedback from, from you as far as we'll come back in -- within
2 the staff report, our January report, and kind of break that
3 down for you as far as with just the breakdown of the western
4 portion of the site or near Santa Clarita Parkway, and we'll
5 just present something in a, in a written document as far as
6 what the Council would like to see, and we'll put the cost
7 factor in there too if that's appropriate.

8 I mean, the short answer to your question is it
9 remains seventy-five percent the City would have to come up
10 with. Right now the applicant's only proposing twenty-five
11 percent. But we can get more into that maybe on March 22nd in
12 more of a written form if you'd like.

13 COUNCIL MEMBER MCLEAN: Okay. And I don't know if
14 that ties in with Councilman Weste, speaking about Paseo, I
15 mean, does this -- is this what you were talking about on
16 Paseo, or is that something different?

17 MR. HOGAN: I was actually taking it that was the
18 pedestrian bridge, unless I'm incorrect.

19 COUNCIL MEMBER MCLEAN: Okay. Okay. The other
20 question I had was we do think Santa Clara Parkway down --
21 Santa Clara or Santa Clarita Parkway -- down to two lanes right
22 now and then landscaping the rest. Is there a potential that
23 when Whitaker Bermite is cleaned up at some point that would
24 become a necessary, a necessary road to be able to, to do

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1 necessary streets. In other words, Santa Clara Parkway going
2 through the Whitaker Bermite site and connecting to Via
3 Princessa, I mean, that was all -- that's always kind of been
4 the plan and it's been delayed because of the Whitaker Bermite
5 problems. I, I'd like to know what future plans or uses would
6 be for Santa Clara Parkway, and if it needs to be widened at
7 some point who's going to pay for that and how many years down
8 the line would you think that it would need to be widened? I
9 kind of want to -- I'm interested in, in knowing about that.

10 MR. HOGAN: Okay. We have Ian Peri here that could
11 talk on that subject a little bit if you'd like an answer now.
12 Again, my short answer is that the two lanes the applicant
13 would pay for and the landscaping. If in the future it
14 warrants additional lanes, whether it's Whitaker Bermite or
15 anything else, the City would have to come up with the money
16 for their B and T districts. But Ian or Chris Price could
17 possibly answer more specifically on that if you'd like.

18 COUNCIL MEMBER MCLEAN: I don't know, do you we want
19 to have that answer now or would we rather have another written
20 report to, to mull over it? Yes, I, I think we'd rather have
21 it --

22 MAYOR SMYTH: Probably give them time to get it back
23 for the 22nd.

24 COUNCIL MEMBER MCLEAN: Exactly.

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1 MAYOR SMYTH: Definitely.

2 COUNCIL MEMBER MCLEAN: Okay. The other question I
3 have is because of the rains that we've had and because of some
4 of the damage to property owners because of the raging waters
5 and such, and I know it's been addressed at -- a little bit
6 tonight, however, what is needed from whom to make sure that
7 without a doubt no homes will ever be affected by the worst
8 storm that we could possible have? And are fifteen homes truly
9 in harms way? And if so, can we allow for some -- a little
10 more density somewhere else in the project so that they don't
11 necessarily lose the, you know, the ability to, to have homes?
12 That's a question I was wondering about.

13 I'm very concerned -- not concerned, but I'm, I'm
14 very interested in architectural design and aesthetics of this
15 project. When this project is built and people are driving
16 along Soledad or Newhall Ranch Road exactly -- I'd like to have
17 something that's really special. When they're walking along
18 the trail, along the river trail, I'd like it to be truly
19 special. So I'm really interested in architectural design and
20 aesthetics. And at what point will we see that and, and has
21 the Planning Commission asked to have the ability to, to see
22 that before it's actually implemented? And could we also take
23 a look at that before it's implemented?

24 Regarding scheduling our meetings, I'm just curious,

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1 does staff ever look at what is being presented at the County
2 level to see if there are two Santa Clarita projects planned
3 for the same day, and is there something we can do about that
4 just, just for convenience sake? I don't know if this is done
5 at the -- right now, but maybe we could kind of look at that.

6 MR. PULSKAMP: Yeah, Mayor Smyth, Members of the
7 Council, realistically no, we can't. The County just came up
8 with this additional date today, is my understanding. So this
9 has been set for awhile. And we just had a study session where
10 I explained to you the -- all the projects that are coming
11 down. We can only amend the General Plan four times a year.
12 If we move this it affects all those other projects. So I
13 understand it's an inconvenience. I'm not sure there's a whole
14 lot we can do about it. I don't know that the County is
15 married to their date. I mean we would conceivably talk to
16 them.

17 MAYOR SMYTH: I think that would be probably a good
18 way to go way to go there to see if, yeah, if the County can,
19 can adjust it because -- and my, just my view quickly on that,
20 the Mach 22nd will be the eleventh public hearing on this item
21 here, so there has been ample time. So if we could get the,
22 the County to, to, to, to move it I think that would be great.

23 COUNCIL MEMBER MCLEAN: Yeah. Maybe we could just --
24 I don't know, how would you do that, memo, letter, whatever,

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1 just asking them? Okay.

2 I just wonder, the guzzlers that are going to be
3 placed, I don't know if there is any way to enhance them
4 somehow, to kind of, when you're walking along the trail, to
5 make it a little bit of a water feature to make it pleasant for
6 people as they walk. So that's just something I was wondering
7 and if we could address that. I think that's it for now.

8 MAYOR SMYTH: Thank you. Councilman Ferry,
9 directions?

10 COUNCIL MEMBER FERRY: I've been pretty consistent
11 when it comes to apartments. I believe they, they have been
12 very successful around Towne Center that's created a nice
13 synergy for pedestrian and use of all the different retail and
14 commercial there. I don't get that same feeling here, and I
15 just, I'm, I'm not a big advocate for apartments. I just would
16 like to see those home ownership. I also note, is there an
17 incentive, I heard someone mention before, incentive for
18 educators, fire, police that's specifically been hammered out,
19 or do you want to comment, Glenn?

20 MAYOR SMYTH: Go ahead and come on up, Glenn.

21 COUNCIL MEMBER FERRY: 'Cause I have a few questions
22 actually for you.

23 MR. ADAMICK: We have, we have talked about an
24 affordable component or a workforce component to another

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1 project, not Riverpark, but to the Soledad Project which plays
2 up the Metrolink Station which is on the other side of the
3 Santa Clara River. So we have talked about that and we, and we
4 are working with staff on, you know, cementing that -- this
5 part of that project.

6 COUNCIL MEMBER FERRY: Well, if these are converted
7 to a condo or from apartment to a condominium concept it would
8 be nice -- I don't even know if we need a break as much as just
9 some type of priority where if you are an employee, whether
10 it's fire, police, education, that you had the ability to live
11 and work here in our valley. So I'd like for you to at least
12 look at that. What's the component here with the Cross Valley
13 Connector, what is the contribution for the Cross Valley
14 Connector?

15 MR. ADAMICK: The, the total contribution with the
16 Riverpark Project is about thirteen million dollars
17 (\$13,000,000) in B and T fees, and the rest of it, up to
18 twenty-four million dollars (\$24,000,000), is made up of right-
19 of-way that would be dedicated in conjunction with the project.

20 COUNCIL MEMBER FERRY: And how does that work
21 regarding phasing? When do you -- how -- when does the road
22 get built in line with the project itself, the, the units?

23 MR. ADAMICK: The, the EIR has put a occupancy cap on
24 the project based upon the traffic study that says that

1 Riverpark can not occupy more than five hundred units without
2 the Cross Valley Connector being in place.

3 COUNCIL MEMBER FERRY: How many again now?

4 MR. ADAMICK: Five hundred.

5 COUNCIL MEMBER FERRY: And when you say in place does
6 that include the flyover?

7 MR. ADAMICK: That includes the flyover and the
8 bridge over the river.

9 COUNCIL MEMBER FERRY: So there's incentive obviously
10 to get that done in order to build the entire project, correct?

11 MR. ADAMICK: Yes.

12 COUNCIL MEMBER FERRY: There was -- Dr. Luce
13 mentioned fifteen homes in the flood plain. Could you just
14 sort of comment on that?

15 MR. ADAMICK: The, the, the homes that Ms. Luce is
16 referring to are within the, the area that is covered by the
17 FEMA hundred year event. As I indicated in my presentation we
18 have already received approval from FEMA to, to build the bank
19 stabilization in the locations as shown on the Riverpark site.
20 That FEMA line is not a line in the sand, it's really an
21 elevation and isn't based on the detailed hydrology that was
22 done in conjunction with the Riverpark Project. That hydrology
23 is being evaluated by City staff as well as professional
24 engineers, and now by a Federal agency which is FEMA.

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1 You can certainly encroach into a FEMA flood way and
2 it's done very typically throughout the County and in the City.
3 You just have requirements to raise a pad above that and
4 provide flood protection to insure that it doesn't wash away.

5 COUNCIL MEMBER FERRY: Also, can you meet please with
6 Rick Gould? I just want to make sure that any right-of-way
7 easements we need for ingress/egress to Central Park are
8 thought through so we have another potential access point from
9 Newhall Ranch rather than just Bouquet. Also, in line with
10 that, can you -- I'd like to get some type of report from Mr.
11 Newman, or you can meet with Robert -- I forget the daily --
12 what are the daily car totals for Newhall Ranch at that point,
13 Newhall Ranch, what's the -- does anyone know the traffic
14 count?

15 MR. ADAMICK: At, at, at build-out my, my
16 recollection, and Ian may be able to, to correct me, Newhall
17 Ranch Road, this segment would be a little over forty thousand
18 average daily trips.

19 COUNCIL MEMBER FERRY: So you have forty thousand
20 there. You'd have Bouquet Junction -- I mean, Bouquet and
21 Newhall Ranch. I don't want to create another Bouquet
22 Junction. Right now it's impossible to make a left turn
23 southbound Bouquet onto eastbound Soledad. And so I'd like for
24 you to meet with Mr. Newman and see what if any improvements

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1 need to be done for lefthand turn lanes, lengthening the
2 lefthand turn lanes. I just want to make sure we're not
3 creating a Bouquet Junction just north of Bouquet where it is
4 now. So if you guys can take the time I'd like to make sure
5 that when we do open it up we're just not creating another
6 gridlock situation at that road.

7 MAYOR SMYTH: I think you said Soledad --

8 COUNCIL MEMBER FERRY: I'm sorry, I apologize. Right
9 now we have gridlock at Bouquet and Soledad. I don't want to
10 create it at Bouquet and Newhall Ranch. And so I'd like for
11 you to meet with Robert and make sure that at build-out when
12 you'll probably extend Newhall Ranch I'm not going to have a
13 situation we have similar down south of Bouquet, and that might
14 mean just extending the lefthand turn pockets, adding a
15 lefthand turn -- I don't know. I just don't want a situation
16 where it takes you six light signals to get through a lefthand
17 turn lane. It's very frustrating. Give me a second here.

18 Oh, the -- I, I live in a Newhall Land project that's
19 twenty years old behind Grammery Square (phonetic). Newhall
20 Land has always done an outstanding job with their projects.
21 This is the first time I think you guys have done something in
22 the Saugus community. In the paper it's, it's slated as the
23 Saugus project, is that correct?

24 MR. ADAMICK: We, we would consider this to be part

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1 of our Valencia Master Plan.

2 COUNCIL MEMBER FERRY: I understand, but the
3 community of Saugus --

4 MR. ADAMICK: We call it the community of Valencia
5 here but --

6 COUNCIL MEMBER FERRY: Well, I'll tell you, it's
7 wherever you draw your line, but everybody else says it's
8 Saugus. I would really like you to sit with the Saugus Action
9 Committee. They do an outstanding job. There's a little
10 triangle property right there on Bouquet Canyon, I think it's
11 owned by CLWA. You've done an outstanding job on your other
12 projects doing some type of gateway signage, building a lot of
13 pride, whether it's been the Bridgeport project.

14 MAYOR SMYTH: Woodlands.

15 COUNCIL MEMBER FERRY: Where's that?

16 MAYOR SMYTH: Woodlands.

17 COUNCIL MEMBER FERRY: Woodlands. I really would
18 like to see you do something for the Saugus community since
19 this is your introduction to the Saugus area as the Valencia
20 Mater Plan. But there's a piece of land there I'd like you to
21 work out with the City and CLWA where you do something

22 that's -- the City of -- or the community of Saugus
23 can have a lot of pride in as they enter into their suburban
24 area with Central Park and all the great residents there. So

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1 if you could make that happen.

2 Also, I'm not sure, but I'd like you to meet with
3 Rick Gould again, as well as CLWA, and see the feasibility of
4 the use of a cross-country course for COC. That is not -- it's
5 no longer there. I know we've talked to CLWA. Whether your
6 property is adjacent to what could be used as a community three
7 mile course, I don't know, it might not be feasible. But I
8 know that the six local high schools, the college, as well as
9 the local youth groups are looking for a cross-country course.
10 This might be an opportune time to make that happen. So at
11 least if we can find out if that's feasible I'd appreciate
12 that.

13 The Paseo Bridge, once again, I don't believe in any
14 of your other projects there's been a twenty-five percent
15 nexus. I think you've put them in because that's what your
16 master plan has done. If it's -- I sure would like to look at
17 that plan again, but I'm not looking for any kids on southbound
18 Newhall Ranch to have to cross if you can use Paseo Bridge to
19 get over to where Central Park's going to be and the retail.
20 It's been done everywhere else in the master plan. We use
21 them. My children all through elementary school were not
22 allowed to cross streets. They had to go down the Paseo system
23 to get to a bridge and over. I expect that also for the
24 residents of Saugus.

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1 So we're going to get a way to introduce to them
2 something that's very special that people on the westside have
3 enjoyed. So I'm sure that twenty-five percent was just a joke
4 that was thrown out there. I'm sure it was something -- I'm
5 sure there is more that were intended.

6 I'll just finish, I believe that every little child
7 in the community should have a pony with a little red ribbon.
8 No, I'm joking. He's writing it down, I had to do it. He
9 sitting there writing everything else so I might as well write
10 the little red pony. But I'm sure there will be more before
11 next meeting. But I, I appreciate it. Thank you.

12 MAYOR PRO-TEM WESTE: That's, that's two comedians
13 tonight. That's good.

14 COUNCIL MEMBER FERRY: Hey, he's writing it down,
15 what do you know, we'll all get ponies.

16 MAYOR SMYTH: Thank you. I just want to make sure
17 that, that both the applicant and staff feel that they've
18 captured everything that's been addressed by the Council here
19 for, for further -- the -- to be brought at the, at the next
20 meeting.

21 COUNCIL MEMBER KELLAR: Yes. Mayor, what I would
22 envision that we would do is for the next staff report just go
23 ahead and address all the items that were raised by the
24 individual Council Members in that report.

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1 MAYOR SMYTH: Mr. Adamick, as the applicant do you
2 need any clarification on anything?

3 MR. ADAMICK: No, I, I think I've got a long list,
4 nice long list.

5 COUNCIL MEMBER FERRY: Scratch the pony though.

6 MAYOR SMYTH: Excluding the pony, I took the pony off
7 so --

8 MAYOR SMYTH: Well, you're going to get blamed for
9 that now. You promised everyone a pony and now you took it
10 away so you can't win. Okay. At this time then we will
11 continue this item 'til the March 22nd meeting. We need a
12 motion to do that.

13 COUNCIL MEMBER MCLEAN: So moved.

14 MAYOR SMYTH: Second?

15 MAYOR PRO-TEM WESTE: Second.

16 MAYOR SMYTH: Thank you. Do we need a roll call on
17 this --

18 MR. NEWTON: Yes, Mr. Mayor.

19 MAYOR SMYTH: -- to continue it? Thank you. City
20 Clerk?

21 MS. DAWSON: Council Member Kellar?

22 COUNCIL MEMBER KELLAR: Yes.

23 MS. DAWSON: Council Member Ferry?

24 COUNCIL MEMBER FERRY: Yes.

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1 MS. DAWSON: Council Member McLean?
2 COUNCIL MEMBER MCLEAN: Yes.
3 MS. DAWSON: Mayor Pro-Tem Weste?
4 MAYOR PRO-TEM WESTE: Aye.
5 MS. DAWSON: And Mayor Smyth?
6 MAYOR SMYTH: Aye.
7 MS. DAWSON: The motion carries.
8 MAYOR SMYTH: Thank you.
9 AGENDA ITEM NO. 11 CONCLUDED AT 9:25 P.M.

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CITY OF SANTA CLARITA
CITY COUNCIL MEETING

IN THE MATTER OF:

AGENDA ITEM NO. 10

RIVERPARK PROJECT
(MASTER CASE NO. 02-175,
VESTING TENTATIVE TRACT MAP
53425, ZONE CHANGE 02-002,
GENERAL PLAN AMENDMENT 02-002,
HILLSIDE REVIEW 02-003,
CONDITIONAL USE PERMIT 02-009,
OAK TREE PERMIT 02-025 &
ADJUSTMENT 02-010)

ENVIRONMENTAL IMPACT REPORT
SCH#2001091081
.....

TRANSCRIPT OF PROCEEDINGS
TAKEN AT SANTA CLARITA CITY HALL
CITY COUNCIL CHAMBERS
23920 VALENCIA BOULEVARD
FIRST FLOOR
SANTA CLARITA, CALIFORNIA

TUESDAY, MARCH 22, 2005

HEARD BEFORE CAMERON SMYTH, MAYOR

ELECTRONIC REPORT:

MARTHA NELSON

TRANSCRIPTION BY:

Lutz & Company, Inc.
100 West Lemon Avenue
Suite 103
Monrovia, California 91016
(626) 303-1113
Info@Lutz-co.com

Proceedings recorded by electronic sound recording, transcript
produced by Federally Approved transcription service.

APPEARANCES:

MAYOR: CAMERON SMYTH
MAYOR PRO-TEM: LAURENE WESTE
COUNCIL MEMBERS: FRANK FERRY
MARSHA MCLEAN
BOB KELLAR
CITY CLERK: SHARON L. DAWSON
CITY ATTORNEY: CARL NEWTON
CITY MANAGER: KENNETH PULSKAMP
ASSOCIATE PLANNER: JEFF HOGAN
TRAFFIC ENGINEER: ANDREW LEE

PUBLIC SPEAKERS:

GLENN ADAMICK, NEWHALL LAND
RANDY WRAGE
CONNIE WORDEN-ROBERTS, TRANSPORTATION AUTHORITY OF SCVAA
MARC FLORES
DAVID LUTNESS
TERESA SAVAICKIE, CENTER FOR BIOLOGICAL DIVERSITY
KATHERINE SQUIRES
LYNN PLANBECK, S.C.O.P.E.
JUDY REINSMA, S.C.V WELL OWNERS ASSOCIATION
KAREN PEARSON
PATRICIA SULPIZIO

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1 SANTA CLARITA, CALIFORNIA, TUESDAY, MARCH 22, 2005

2 AGENDA ITEM NO. 10 BEGINS AT 8:25 P.M.

3 MAYOR SMYTH: Thank you very much, Ladies and
4 Gentlemen. We'll continue now with Item Number Ten which is a
5 public hearing for the continuation of the Riverpark Project,
6 the project from Newhall Land and Farm to develop six hundred
7 and ninety-five acres in the center of the City located at the
8 Terminus of Newhall Ranch Road east of Bouquet Canyon between
9 Castaic Lake Water Agency and the Santa Clara River. City
10 Clerk?

11 CITY CLERK DAWSON: Thank you, Mayor. All notices
12 required by law have been provided.

13 MAYOR SMYTH: Thank you. At this time we'll turn it
14 over to Mr. Hogan for the staff presentation.

15 MR. HOGAN: Good evening, Mayor Smyth and Members of
16 the City Council. Jeff Hogan, Senior Planner with the Planning
17 Division. Tonight's meeting consists of the Riverpark EIR
18 Project, continued public hearing. And a Mayor Smyth pointed
19 out the project's located in the center of the City. And
20 again, it's located east of Bouquet Canyon, north of Soledad,
21 and south of the existing CLWA facility.

22 The project was last heard at the January 25th City
23 Council meeting. Staff provided the City Council with an
24 overview of the presentation consisting of the many revisions
25 from the Planning Commission over nine public hearings. The

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1 Council also opened up the public hearing and received public
2 testimony. At the end of the meeting the City Council
3 requested additional information from staff, in addition
4 raising several project issues. They continued the public
5 hearing to tonight's meeting to give staff enough time to
6 address those concerns.

7 And the purpose of tonight's meeting is to provide
8 the information requested by Council, and also to present the
9 project issues that have been resolved.

10 We'll start off with the additional information.
11 Santa Clarita Parkway, currently as proposed the applicant is
12 required to construct one vehicle lane in each direction and
13 landscape the remaining two vehicle lanes in each direction
14 'til they are warranted in the future. The City Council
15 requested staff to look into who would be responsible for the
16 costs to construct those additional lanes in the future. When
17 those future vehicle lanes are warranted in the future the
18 Bridge and Thoroughfare District fee fund -- would be funded
19 through that via future developer fees.

20 The City Council also requested staff to provide
21 information on the ultimate build-out of two intersections,
22 Bouquet Canyon and Newhall Ranch Road, and also Bouquet Canyon
23 and Soledad Canyon Road intersection. Both these intersections
24 are projected to operate better in the future when this portion
25 of the Cross Valley Connected is Cross Valley Connector is

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1 completed. In addition, both intersections would include
2 various improvements to further improve service to both these
3 intersections.

4 The City Council also wanted assurance that the Santa
5 Clarita Parkway and Newhall Ranch Road intersection is aligned
6 correctly if Santa Clarita Parkway is extended to Bouquet
7 Canyon Road in the future. And staff assures that the City --
8 assures the City Council that the intersection is aligned
9 correctly and has been approved by CLWA and the City.

10 Another concern was project lighting along the river
11 corridor. The Riverpark EIR includes down-lighting mitigation.
12 In addition, staff will include a project condition that will
13 require all lighting to be directed downward, back shielded and
14 fully hooded.

15 The Council also requested that staff look into
16 enhancing the water guzzlers that located in the river trail --
17 or in the river. Again staff will work with the EIR consultant
18 to meet the needs of those species, anticipate the use of
19 guzzlers. However, staff and EIR consultant is recommending
20 that the water guzzlers be located away from areas where there
21 will be public activity for safety reasons, and also to
22 encourage wildlife use of those guzzlers.

23 Next we have -- the City Council raised concerns with
24 the project's encroachment to the FEMA one hundred year flood
25 plain area. The applicant is not proposing to develop in the

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1 flood way area hazard area which is located in the blue area
2 right here. However, the applicant is proposing to construct
3 homes within the flood plain area, the one hundred year flood
4 plain area. Let me try to explain this.

5 The flood plain area basically is more or less a
6 requirement for homes to be constructed at a certain elevation.
7 It's not necessarily a line that they should stay behind. It's
8 just a requirement that FEMA has that requires certain homes to
9 be at a certain elevation for protection. Once these homes
10 are, are meeting the requirements they would be removed from
11 the flood plain, one hundred year flood plain area.

12 The applicant is also providing added protection with
13 buried bank stabilization along this area which has been
14 successful in the past with the City, especially during these
15 rains.

16 In addition to meeting FEMA's elevation requirements
17 the applicant is also meeting the County's more stringent
18 requirements of the fifty year capital flood requirements which
19 basically considers burning and bulking. If the whole site was
20 burned velocities are going faster so there's more impacts, so
21 they are meeting those requirements too.

22 The applicant also provided additional simulations at
23 the request of the City Council. There are three SIMS taken
24 from Soledad starting from Bouquet Junction along Soledad,
25 along the Saugus Speedway, and at Santa Clarita Lanes by the

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1 bowling alley.

2 So here's the first before and after by Bouquet
3 Junction. See, you can see the homes along here. This is
4 along Soledad, also around Saugus Speedway looking north at the
5 project site. And the last one looking over by the bowling
6 alley, by Santa Clarita Lanes, looking northwest.

7 Also to insure that there's high quality architecture
8 the applicant has incorporated -- or the City Planning
9 Department has incorporated conditions that would require the
10 applicant to come back to the Planning Commission for review
11 and approval of elevations, in addition to them complying with
12 the City's architectural guidelines.

13 Some of the project issues that have been resolved,
14 the City Council directed staff to negotiate with the applicant
15 to further the project's commitment to the completion of this
16 portion of the Cross Valley Connector. Based on this direction
17 staff worked with the applicant and has come up with three new
18 conditions which would significantly further the applicant's
19 responsibility for this segment of the Cross Valley Connector.
20 The applicant would be conditioned the following: the applicant
21 shall grade a full right of way for the Cross Valley Connector
22 prior to the five hundred occupancy; the applicant shall
23 dedicate the full right of way upon recordation of the first
24 map; and lastly, the applicant shall develop a comprehensive
25 funding program subject to the approval of the City no later

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1 than the date the City has completed the design for the bridge
2 over the Santa Clara River.

3 The several other project issues that the applicant
4 and staff have worked on, Emblem neighborhood, Karen Pearson
5 and the applicant have come to a written agreement and the
6 language in the agreement will be incorporated into the
7 conditions.

8 Also, a park amenity package, the counsel requested
9 staff to continue working with the applicant to finalize that,
10 which we have. The park amenity package includes off-street
11 parking, a tot lot, trellis shade structure with picnic tables,
12 the restroom building, a multi-purpose field, and various onsite
13 trails.

14 Another issue the applicant agreed to was converting
15 Planning Area D from apartments to a for sale product. As a
16 result of the conversion the total dwelling units have been
17 reduced from one thousand one hundred and twenty-three to ten
18 eighty-nine, which consists of six hundred fifty-seven multi-
19 family for sale products, and four hundred and thirty-two
20 single family homes.

21 The applicant has also agreed to fix the damaged
22 trail on North Valencia II and contribute thirty thousand
23 dollars (\$30,000) to the Saugus Action Committee for community
24 sign and landscaping.

25 Although the applicant is not proposing any workforce

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1 subsidies for the project the applicant has stated that they
2 are looking into providing that type of workforce element on
3 their Soledad townhomes project that has been currently been
4 submitted to the City.

5 And lastly, the City Council's requested staff to
6 work with the applicant on providing a trail connection from
7 Newhall Land and Farms River, River Village Project to
8 Interstate 5 where it would connect up with the City's master
9 plan trails. The applicant has stated that this trail
10 connection will be part of the River Village Project, not the
11 Riverpark Project.

12 Another issue that the Council brought up was to
13 reevaluate and further research whether or not a pedestrian
14 bridge would be utilized frequently enough to warrant
15 construction of a bridge over Newhall Ranch Road. Staff looked
16 at two locations in front of Planning Area D and this area
17 right here where the Vons Shopping Center is, and also over by
18 Santa Clarita Parkway.

19 Staff uses pedestrian exhibit in addition to the
20 City's pedestrian evaluation study which is more or less a
21 guide to help staff, the Council and Planning Commission
22 determine the feasibility of a pedestrian bridge in certain
23 locations. The study rated the pedestrian bridge at both
24 locations marginally to low. Staff then looked at the
25 pedestrian bridge exhibit also, so we used both the criteria

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1 study and this exhibit to make some determinations, and we
2 believe the bridge in both locations would not be used enough
3 on a regular basis to warrant one as a result of the close
4 proximity of three intersection crossings as shown on the
5 exhibit, so I'll kind of walk you through here as staff was
6 looking at everything.

7 You have the River Trail on the north side of the
8 river trail. You have Santa Clarita Parkway. And the three
9 intersection crossings are here at Santa Clarita
10 Parkway/Newhall Ranch, another one where the single family
11 homes are right here, and one over by Bouquet and Newhall
12 Ranch.

13 Any the, the single-family homes will be accessing
14 thinner section crossings right here. So if you -- there's a
15 bridge over in this area. Most likely they're going to be
16 using the intersection crossings. In addition, if they're
17 coming out of the twenty-nine acre park through here they're
18 going to be coming out right next to the Santa Clarita Parkway
19 intersection, again utilizing the crossing rather than if there
20 was a bridge over in this area. So basically because of the
21 intersection crossings staff felt that the bridge wouldn't be
22 utilized enough, in addition to looking at the criteria study.
23 So we tried to use everything to decide whether or not one was
24 warranted or not. And again, we believe that it just won't be
25 used enough to warrant one. The applicant has also stated that

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1 one of the bridges will probably be costing around eight
2 hundred to a million dollars too.

3 Another issue the City Council wanted us to look at,
4 or staff to look at and work with the applicant on, is
5 providing more open space acres. To give you kind of a
6 breakdown of what the applicant is currently proposing, first
7 there's offsite acreage which they're proposing a total of
8 three hundred and eighteen acres which consists of Grandview
9 property, two point six, the South Fork and River of
10 approximately a hundred and fifty acres, Round Mountain which
11 is near Interstate 5 and the Magic Mountain Parkway, consists
12 of a hundred and forty-one acres, and some property in North
13 Valencia II, approximately twenty-four acres of open space. In
14 addition to the onsite dedications would consist of
15 approximately three hundred and eighty-nine acres. So total
16 acreage donation or dedication of seven hundred and seven
17 approximately.

18 One of the partially agreed to issues the applicant
19 agreed to was the two point six acres on Grandview. One of the
20 things that they're wanting also on that though is one point
21 three acres of Quimby (phonetic) credits. Staff is opposed to
22 this as it would set a precedent to give credit for earthquake
23 encumbered land. This property's right on the corner of
24 Grandview and Newhall Ranch. Currently the applicant is
25 looking at a proposal of retail. And so there's some corner

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1 areas right where the earthquake fault runs through the
2 property and the applicant's proposing two point six acres, in
3 addition to a shared parking agreement with the shopping center
4 for some sort of recreational component.

5 And the last one the, the applicant hasn't agreed to
6 was dedication of land and construction of a cross-country
7 running course. Just to note, staff has been working with CLWA
8 and local cross-country runners on providing a course, but it's
9 been the past year we've been looking into it.

10 And lastly, staff recommends that the City Council
11 receive public testimony, close the public hearing, provide
12 direction and feedback to staff on whether the information
13 provided, including project revisions, sufficiently address the
14 City Council's concerns. If the City Council determines that
15 their concerns have been addressed direct staff to prepare the
16 necessary documents for the April 12th, 2005 City Council
17 meeting approving the project as revised by the City Council.
18 This concludes staff's presentation. I'd be happy to answer
19 any questions.

20 MAYOR SMYTH: Thank you, Jeff. We'll hold questions
21 'til we go through public comment and public -- okay. Again,
22 the -- because this is a public hearing the applicant is given
23 a thirty minute time frame to, to address their project, and
24 then we will go into the public comment with a three minute
25 time limit. Once that is concluded the applicant is then given

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1 an additional five minutes to rebut any comments made during
2 the public participation. You guys are set?

3 MR. ADAMICK: Well, thank you, Mayor Smyth and --

4 MAYOR SMYTH: Thank you. Excuse me, this is Glenn
5 Adamick from Newhall Land.

6 MR. ADAMICK: -- Members of the City Council,
7 pleasure to be here tonight. I'm really excited about the
8 changes that we've made to the project and Council's direction
9 on the 25th. I want to compliment staff, sat down and really
10 worked with us on kind of negotiating a lot of these things
11 out, and I think we've come up with a, with a community that,
12 that hopefully we're all pretty proud of. Go to the next
13 slide. It's over -- it's the last slide. Go ahead. I'll
14 start here. I'll do it backwards.

15 MAYOR SMYTH: You don't get that time back, you know.

16 MR. ADAMICK: First I'll, I'll, first I'll do a
17 little comparison at least of the Riverpark versus the General
18 Plan. I said this at the last meeting, the Riverpark proposal
19 before you is far less than what the General Plan permits on
20 the property. At a total of one thousand and eighty-nine
21 residential units we're well below what's being proposed.
22 Under the General Plan we could build anywhere from three
23 thousand to fifteen thousand residential units, and up to
24 thirteen million square feet of commercial on the property.
25 Basically the project is well below what the General Plan

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1 permits and the zoning permits on the site. Next slide.

2 The original project was, was seven hundred and
3 forty-four apartments and four hundred and thirty-nine single-
4 family homes for a total of one thousand one hundred and
5 eighty-three residential units. There were also three acres of
6 commercial located on the site near Bouquet Canyon Road and,
7 and Newhall Ranch Road, and three hundred and thirty acres of
8 river and upland dedication to the City was associated with
9 that project.

10 Through the process both at the Commission, Planning
11 Commission level and at the City Council level there have been
12 substantial modifications that have resulted in really a
13 conversion of both of our multi-family sites, which started out
14 as apartments, to condominiums. The first multi-family site,
15 Area C located at the easterly edge of the site, was converted
16 from four hundred and twenty apartments to three hundred and
17 eighty condominiums, and Area D from three hundred and twenty-
18 four apartments to two hundred and seventy-seven condominiums.
19 The single-family count has come down to four hundred and
20 thirty-two for a total of one thousand and eighty-nine
21 residential units. Instead of three acres of commercial there
22 is now one acre of commercial. There are three hundred and
23 eighty-nine acres onsite of river, upland and parkland
24 dedications to the City of Santa Clarita. And as Mr. Hogan
25 indicated three hundred and eighteen acres offsite which

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1 includes the South Fork, Round Mountain, NV2 upland, Newhall
2 Ranch Road and Grandview.

3 In detail I want to focus in on some of the
4 substantial modifications. The first and, and one of the most
5 significant was the relocation of bank stabilization to
6 preserve mature riparian resources along the western edge of
7 the project. We pulled the project back to preserve resources
8 along the edge, basically from the park site to Bouquet Canyon
9 Road. It was based upon public comments that were received at
10 the Planning Commission level, as well as comments from the
11 California Department of Fish and Game. So the Commission
12 pulled the project back there which was a significant
13 modification to the project.

14 The next one is the redesign of Area D eliminating
15 grading facing the Emblem community, adding a landscaping and
16 wall. And I'm happy to be able to tell the Council that, that
17 Karen Pearson and myself reached agreement today on the types
18 of improvements that we're going to put in that area and that's
19 been signed, so I think we're in great shape there.

20 Again, the conversion of Area C, the conversion of
21 Area D, and then substantial revisions to the park plan at the
22 Parks and Rec Commission that really changed kind of the layout
23 of the residential lots in the areas adjacent to the park but
24 achieved a much better park plan from the park perspective.
25 Next slide.

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1 An additional conversion was the, the conversion of
2 internal streets from public to private. This provides the
3 City a great deal of savings, at least from a street
4 maintenance standpoint and came up during the Commission
5 process from engineering staff. We rerouted the equestrian
6 trail in the area of the L.A. Aqueduct from the river bottom to
7 the pedestrian bike trail. We do have a pedestrian bridge that
8 is proposed with this project, it is bridging over the L.A.
9 Aqueduct at about a hundred feet, and it is a twenty foot wide
10 bridge which would allow access for both ped, bike and
11 equestrian users.

12 The, the, the rerouting of the equestrian trail was
13 also something that was -- that kind of came out of the public
14 process on the, on the project from the Department of Fish and
15 Game, as well as some other comment letters, to move the
16 equestrian trail, trail out of the river bottom.

17 We've also agreed to install a trail from the
18 Riverpark boundary north of the intersection of Newhall Ranch
19 Road and Santa Clarita Parkway to an existing trail accessing
20 Central Park so we could provide at least that linkage when
21 the, when the community's built between Central Park and the
22 River Trail. And again, donated a hundred and forty-one acres
23 of the Round Mountain property which also included thirty-seven
24 acres of SCA that will be preserved in perpetuity under the
25 City's ownership. Donated approximately a hundred and fifty

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1 acres of the South Fork. Next slide. Donated twenty-four
2 point two seven acres of the North Valencia II upland, two
3 point six acres of property located at Newhall Ranch Road and
4 Grandview Drive. We installed two guzzlers along the Santa
5 Clara River to enhance wildlife movement there.

6 A big one that also came out of the Planning
7 Commission based upon a lot of public comments was a
8 north/south corridor. We've -- we agreed to enhance the
9 pipeline corridor along the Aqueduct under Newhall Ranch Road
10 which will bridge over the, the, the Aqueduct for its potential
11 use for onsite wildlife mobility.

12 In addition, a change that's occurred between the
13 last Council meeting and this meeting is an increase of our
14 commitment to the Cross Valley Connector. We sat down with
15 staff and worked out three additional conditions. The first
16 requires us to grade to the Newhall Ranch Road/Golden Valley
17 Road Bridge by the five hundred occupancy. It requires us to
18 dedicate the entire right of way for the roadway with the first
19 map, and also to take the lead on establishing a funding
20 program to bridge the gap in funds necessary to complete the
21 entire roadway. Next slide.

22 The other thing that we worked out with staff
23 recently was really the parks amenity program. We've agreed to
24 dedicate and construct a turnkey neighborhood park as part of
25 the community. We've agreed to repair the NV2 damaged trail.

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1 This is an area of the NV2 trail that was unprotected with bank
2 stabilization. We are going to work with the City to go back
3 in there and repair that at a cost of about two hundred and
4 fifty thousand dollars.

5 We also agreed to a thirty thousand dollar (\$30,000)
6 contribution to the "Welcome to Saugus" sign, and also to widen
7 the sidewalk on the north side of Newhall Ranch Road adjacent
8 to Area D from five feet to nine feet, and the idea there is to
9 create a wider sidewalk similar to what we have along McBean
10 Parkway and other areas that will allow for both pedestrian and
11 bike movement on the north side of the roadway. Next.

12 Jeff touched on this issue and I wanted to, to touch
13 on it again in regards to the flood way interface. The first
14 point I want to make is no residential or commercial
15 development within -- will be, will be built within the
16 historical flood way -- flood plain limits as defined by the
17 resource line. During the Planning Commission hearings on the
18 project there was a great deal of time spent at the Commission
19 level on what they felt defined the river, rather than a FEMA
20 line, rather than, than a Q-CAP line or some other flood way
21 line. The Commission came down and said, you know, we believe
22 the resource line where the river or riparian resources end is
23 really the, is really the limit of the river. There will not
24 be a lot built here within that resource line.

25 In addition, FEMA has conditionally approved the

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1 proposed Riverpark bank stabilization. A letter was sent to
2 the City on January 12th. They issued a cloromar (phonetic)
3 which is basically that conceptual approval.

4 As Jeff indicated what we are doing is we are
5 modifying the flood hazard under FEMA and we're doing it in two
6 ways. The FEMA, the FEMA line is not really a line drawn in
7 the sand or drawn on a map, it's a line based upon elevation.
8 And what we're doing is we're raising the elevation of those
9 lots well above what the FEMA elevation is, and then on top of
10 that we're putting bank stabilization in front of those lots to
11 protect them.

12 The last point I wanted to make to that was that even
13 with these recent storms this winter there was no flooding in
14 those areas where we have lots proposed.

15 Also, the EIR concludes that Riverpark will not
16 result in a significant increase of water surface elevation of
17 velocity. And as I indicated at the last meeting buried bank
18 stabilization has performed extremely well on the other
19 communities within the City where it's been built and we've had
20 no problems at all.

21 This is a river corridor exhibit, we can move through
22 that to the next slide, just kind of illustrating where the
23 improvements are as it relates to the active river channel. I
24 think what I pointed out at the January 25th meeting is we end
25 up with an average corridor for the river of about twelve

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1 hundred feet, next slide, as compared to the Bridgeport
2 community where that corridor goes down as low as seven hundred
3 and fifty feet near the McBean Parkway Bridge. I think as
4 those visual simulations showed the houses are really pulled
5 back out of what would be kind of characterized as a flood way
6 and it allows for a really nice river corridor. Next slide.

7 As far as the project benefits, certainly one of the
8 biggest is the Cross Valley Connector and the contribution, not
9 just the BNT (phonetic) contribution and the right of way
10 contribution but those items that we have worked through with
11 staff to present to the Council tonight, the significant on and
12 offsite open space donation. You know, the, the point I, I'd
13 like to make on that is, is that we are providing more open
14 space both on and offsite than the project size, so seven
15 hundred and seven versus six hundred and ninety-five. A
16 twenty-nine acre active/passive park improved by us, a two mile
17 extension of the Santa Clara River Trail, a two mile extension
18 of the Newhall Ranch Road Class I Trail, and also the, the
19 donation of fourteen acres of land adjacent to Central Park
20 that could be utilized by the City in the future.

21 There's two final slides I wanted to show. These
22 were aerials taken after the storms in January. The lots in
23 Area A2 that are within the FEMA line are really located behind
24 this existing dirt road. As you can see there's no flooding
25 damage in that area.

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1 The Area A1, we get to the next one, is better seen
2 here. Bank stabilization is pulled back outside of this --
3 these trees here, these resources here. As you can see really
4 no water in here. The active channel is well over here. Bank
5 stabilization's back in that location. I think those
6 illustrate that, that the project clearly did not suffer any
7 flood damage as a result of the recent rains and that we've
8 created a corridor width that will allow the river to move
9 within that corridor width over time, but also protect the
10 homes.

11 That concludes my presentation and I'll be here to
12 answer any questions you may have. Thank you.

13 MAYOR SMYTH: Thank you. At this time again we'll go
14 into public participation. Each speaker will have three
15 minutes. The first speaker, Randy Wrage, followed by Cam
16 Noltmeyer, followed by Connie Warden-Roberts.

17 MR. WRAGE: Good evening, I'm Randy Wrage. I live in
18 a Valencia home now. I'm a developer in the area. I'm going
19 to keep my comments really brief.

20 I think this is a -- I think I support the project
21 for four reasons. It's a good project. It's as a result of a
22 good process. There's been over thirteen public meetings to go
23 over this, this project. It's been changed. They're staying
24 clearly out of the river. Compared with other projects that
25 have been successful and have been recently developed in this

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1 town I think it's a big win for the environmental community.

2 I think they're a good developer. Newhall Land and
3 Farming's record is without reproach, from the old Orchard I
4 tract in the 60's to Bridgeport in the last couple year, and
5 Westridge, they've consistently built the best neighborhoods in
6 our community.

7 It's a good road. It's going to significantly reduce
8 the number of cars that are driving through the intersection of
9 Bouquet and Valencia, and I think that's a good thing for a lot
10 of people. I think it's hard for people to understand the
11 magnitude of that change, but it is going to be an enormous
12 change.

13 And the timing of this project couldn't be better.
14 With the other work that's going on with the Cross Valley
15 Connector there's a tremendous amount of momentum to get this
16 road finished up and start getting people home quicker and
17 getting them to work quicker and getting them -- allowing them
18 to spend a little more time with their families. Thanks.

19 MAYOR SMYTH: Thank you. Cam Noltmeyer, followed by
20 Connie Warden-Roberts, followed by Marc Flores.

21 MS. NOLTMEYER: Cam Noltmeyer, Santa Clarita. Once
22 again we're dealing with a massive development when we -- I
23 think we heard very well tonight that you really haven't been
24 able to keep up with the development that you've already
25 approved. And I believe you just had a shock. I believe

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1 Kellar said to realize just how much development had already
2 been approved for this valley. I believe those were your words
3 Mr. Kellar. Of course, being a real estate gentleman and doing
4 very well I guess that wouldn't really bother you, but I think
5 it's bothering a lot of us to see the out of control growth
6 that is going on in this valley. Our, our crime rate is
7 skyrocketing. We've dropped way down as far as safest cities
8 as far as the FBI exactly on theirs. I know you went out and
9 tried to find another one that raised you up a little higher.
10 But basically we're seeing a deterioration of the quality of
11 life in this valley.

12 Basically, I came from the San Fernando Valley hoping
13 for a better quality of life, and what I'm seeing is it's
14 worse. We have the worst air quality. We have contaminated
15 water. We have overcrowded schools. There are no schools
16 being proposed in this project. I know how the Hart School
17 District works. I've been to enough of their meetings to see
18 that what they do is just say, yeah, yeah, we can handle that.
19 And then what they do is they do a Mellow Ruse (phonetic) onto
20 the homeowners and collect it that way, and in the process they
21 get overcrowded schools.

22 And we really need to slow this down, and especially
23 when you're doing this close to the river to say look at this
24 river. It, it isn't anywhere close to those homes now. I know
25 rivers. They change their channels all the time. That's no

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1 guarantee of anything. And yet who's going to be responsible
2 when you approve this if that river changes its channel and
3 takes out those homes? I mean, we're seeing homes falling off
4 of cliffs all over the place that have been approved by
5 councils like yourself. And I think your big problem is that
6 you -- the only thing you have going for you, you don't have
7 much else from what's going on in this City, is you want to get
8 that Cross Valley Connector. And if read this correctly back
9 here with regard to this project you can't even mitigate the
10 traffic from this project. So you're never going to -- you're
11 not going to ever cash up with what you're doing unless you
12 stop some of this outrageous development that you're approving,
13 thousands and thousands of homes, and you are so far behind
14 it's ridiculous, schools, infrastructure, everything. And I
15 hope it won't be like -- Mr. Pulskamp --

16 MAYOR SMYTH: Thank you.

17 MS. NOLTMEYER: I was talking about soil, not water.

18 MAYOR SMYTH: Thank you. Santa Clarita's still the
19 fourth safest City in the country and we have not approved any
20 homes that have fallen down as a result of landslides. Connie
21 Warden-Roberts, followed by Marc Flores, followed by David
22 Lutness.

23 MS. WARDEN-ROBERTS: Mayor Smyth and the City
24 Council, Connie Warden-Roberts. And much as I did two months
25 ago I want to begin by thanking you for adopting the Cross

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1 Valley Connector as the most important thing for the City to
2 adopt for the last two, now going on three years. And
3 moreover, I'd like to address this subject from a little
4 different venue from that that you've heard.

5 I think that the presentation that was made by Mr.
6 Hogan and Mr. Adamick showed a remarkable list of modifications
7 and improvements made to this site. You were indeed responsive
8 to what you heard from the community and to what we're trying
9 to do, and that's to create a premier City. And I think that
10 if one of the things that happens to this site is it might get
11 the award for being the most responsive to environmental
12 concerns with all the modifications that has been met.

13 Now the Cross Valley Connector is a vital component
14 for a road network to serve the Santa Clarita Valley. And the
15 Riverpark Project is, is a premier example of how you can
16 accommodate that and still have a good quality of life. The
17 fact is that they are building fewer than eleven hundred homes
18 when they obviously, as you read and heard, they could have
19 built or requested more than three thousand. That did not
20 occur.

21 They're putting more land into parks and into
22 construction, and they've modified the, the entire project to
23 be responsive to the needs and perceived wishes of this
24 community. I think that the, the river area will be indeed
25 safe. I was impressed by the fact that the bank stabilization

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1 was not scored by the, the massive and excessive amount of rain
2 that we've had. That shows the project is working. That the
3 land area where the homes will be built was not inundated by
4 water, those are important things. In a year when we set the
5 record for the amount of rain we had the fact that that project
6 has already, already demonstrated itself I think is a critical
7 component.

8 There are many other things that I could say but
9 you've heard me say them before. I think that the issue of the
10 wildlife corridor, the, the massive amount of, of, of
11 personalization that's going on there, the accommodations to
12 the Emblem tract, all of those features are important for this,
13 for this total construction.

14 And I urge that you move forward with this project.
15 I think it's important to the community. I know it's important
16 to the community. We heard a bit about that in when we
17 listened to the presentation on the mobility twenty-one that we
18 have the support from the other cities in North County as well.
19 Thank you.

20 MAYOR SMYTH: Thank you. Marc Flores, followed by
21 David Lutness, followed by Teresa Savaikie.

22 MR. FLORES: Hello, I'll be quick 'cause this is just
23 kind of, kind of spur of the moment. But while I noticed that
24 it was a nice screen presentation, you know, and the --
25 apparently like everything was toned down and it seems like

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1 they're trying to meet the, the FEMA requirements and all the
2 building requirements and codes and all that, but I don't know,
3 I think that no matter how much they do that that the, the
4 effect is still like detrimental to the quality of life, like
5 in terms of traffic, pollution, overcrowding, you know, and
6 there's no way that that will be totally eliminated unless
7 this, this, this project is going to not get approved. Let's
8 see, even though the plan was like toned down, like really,
9 there's no way to eliminate that.

22

10 Now -- and even though there's like a quick influx of
11 funds, you know, like the thirty thousand thing for the, for
12 the sign and, and the Cross Valley Connector, I mean, and the
13 increased tax base for like the City, I mean, the resulting
14 expenses and increased bureaucracy to, to, to support the
15 population increase and all of the problems like traffic and,
16 and -- yeah, they also mentioned like schools, there's no
17 schools planned for this, that, that the increase in all these
18 expenses and, and the effects will be a long term burden on all
19 of us already living here. I mean, look at the -- and also
20 like the Cross Valley Connector was mentioned as like a big
21 major thing for the City, but all it does is moves the choke
22 points from, from Valencia and Bouquet to like further north,
23 and so there's like two more, maybe even three more choke
24 points for traffic. I mean, it will be less at the choke
25 points but there, there will still be choke points

23

24

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1 nevertheless. It takes like, it takes, it takes like thirty
2 minutes at least to get like from, from, from Bouquet Canyon to
3 the 5 on rush hour in the mornings. Today it took me forty-
4 nine minutes to go from Vons to the Central Post Office and
5 back down through Valencia Boulevard back home.

6 So either way, you know, it's, it's bad enough now
7 with all of the other neighborhoods and developments that were
8 approved that already exist and -- yeah, oh, I see my lights
9 going on. So that's about it. Just thank you for your time.

10 MAYOR SMYTH: Thank you. David Lutness, followed by
11 Teresa Savaikie, followed by Katherine Squires.

12 MR. LUTNESS: Again, thank you once -- City Council
13 for this opportunity to speak. I have a very real concern that
14 the main reason for this project is the Cross Valley Connector,
15 and the main reason for the Cross Valley Connector is to move
16 travel from the eastside mine to the westside, not in our City,
17 but Newhall Ranch project. I have a real concern that the
18 Cross Valley Connector will have so much cross valley traffic
19 not connected with Santa Clarita that there will be no real
20 benefit and actual debit from putting it in.

21 I hate to see the river developed at all because it,
22 it's no real benefit to our City. I, I think that this is,
23 again, an example of the political process being polluted by
24 money from the developers. Thank you.

25 MAYOR SMYTH: Teresa Savaikie, followed by Katherine

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1 Squires, followed by Barbara Wampole.

2 MS. SAVAIE: Good evening City Council Members. I
3 first wanted to say that the Riverpark is not an ordinary City
4 in-fill project. We have Southern California's last living
5 river. And I know that there's great pressure for this road
6 but we have sixty thousand homes coming our home. And I'm, I'm
7 truly amazed that our City Council wasn't completely aware of
8 that. That's tremendously disappointing. We have sixty
9 thousands homes, probably a half a million cars, and somehow
10 our, our City Council didn't know about it. I'm not -- I mean,
11 I'm not trying to be judgmental here but facts are facts. You
12 said you didn't know about it.

13 So one of the bigger issues is that cumulative
14 impacts to the Santa Clara River from the headwaters to the
15 ocean, no one's really taken a hard look at the cumulative
16 impacts. And, and I guess that's why the Army Corp of
17 Engineers is preparing to spend eight point two million dollars
18 (\$8,200,000) in its feasibility study. And it just seems to me
19 that it's a big of a taxpayer -- a loss of taxpayer money if
20 we're going to be paying for this feasibility study, all the
21 while everybody's approving these projects. And I, I
22 understand it's not just the City of course, but personally I
23 don't believe eight point two million dollars (\$8,200,000)
24 ought to go to a study that will be done when the river's
25 destroyed, or after.

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1 And then I wanted to talk to you a little bit about
2 trying to explain to everybody that animals don't just need the
3 river bottom, they need upland habitat. And all of the
4 projects along this river fail to provide it. It would be like
5 living in a house that only has a hallway with no bathroom, no
6 bedroom, no livingroom, no kitchen. I mean, where do you go?
7 Would you want to live there? At what point in time are we
8 still expecting these animals to use the river. Are they
9 expected to go from TMC to Salt Creek Canyon in Ventura? Is
10 somebody going to provide them with directions? Because if we
11 have -- you know, we have Riverpark, we absolutely have no open
12 space, and it's a beautiful area through there.

34

35

13 Also, really quick, I want to make sure I get in this
14 North Valencia II trail repair mitigation. I believe Newhall
15 built those trails. If I'm, if I'm wrong you should let me
16 know, but it is there construction project that failed. So I
17 mean, it's not like -- and just -- and, and in the end they may
18 have dedicated that property to you but in the end it was their
19 construction of property and now they want to use that as some
20 form of mitigation. I may be wrong, and I'm sure I'll be
21 corrected if I am.

36

22 North Valencia II, I keep saying it over and over
23 again, was part of the Natural River Management Plan. That
24 project had streams in it that had fish, frogs, birds, et
25 cetera, living in it, those wetlands. They were not addressed

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1 in the Natural River Management Plan. Newhall still owes us
2 that mitigation.

3 Finally, no one is able to enforce any of the
4 mitigation, and it's important that we don't just write
5 something that makes us all feel warm and cozy. And granted, I
6 believe that document and you looking at it makes you feel that
7 way, but the fact of the matter is nobody's going to be able to
8 enforce any of it, not the City, Fish and Game, U.S. Fish and
9 Wildlife, Army Corp, Newhall Land and their biologists. Any
10 illegal activities that have been reported by people like me.
11 Thank you.

12 MAYOR SMYTH: Thank you. Katherine Squires, followed
13 by Barbara Wampole, followed by Lynn Planbeck.

14 MS. SQUIRES: Good evening, my name is Katherine
15 Squires and I live in Saugus. Tonight I'm here to ask you to
16 improve our quality of life by voting no on the Riverpark
17 Project.

18 I have previously spoke on other development issues
19 and have always been given the same response, that it's a shame
20 that those developments are going in but they are outside the
21 City limits and therefore nothing can be done. Well, tonight's
22 issue is within the City limits, it is in the heart of our
23 City, and yet it seems as though it will be approved and that
24 is very disappointing.

25 I would just like to state that this project

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1 endangers wildlife. As a local elementary school teacher I
2 know for a fact that it will overcrowd schools. And on top of
3 all of those issues it is going to be built in a flood plain.
4 I would really like to know how many of you have ever taken a
5 simple environmental geology class or geology class, even at a
6 101 or 100 level you would discover that building in a flood
7 plain is absolutely absurd. This project does not take into
8 effect the one hundred year flood, it does not take into effect
9 basic, basic principles that you can discover in a simple
10 class. And I feel like you're leaving a lot of important key
11 developments and points up to the developers to inform you
12 about. And it would really be beneficial I think of the City
13 Council members to research some of those issues on their own.

14 This project also shows no respect for wildlife and
15 no true consideration for the families who live in this area
16 and the other members of the community who will have to deal
17 with the traffic and pollution that this project brings. It
18 seems that when a developer cuts out a number of homes and
19 contributes something financially to the City that it gets a
20 rubber seal of approval. I would really like to see the City
21 say no to a project, especially one that's within its City
22 limits that is built in a flood plain that will bring more
23 overcrowding, pollution and traffic. Thank you.

24 MAYOR SMYTH: Thank you.

25 MR. PLANBECK: Barbara had to leave.

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1 MAYOR SMYTH: Okay. Thank you. Lynn Planbeck,
2 followed by Judy Reinsma, followed by Karen Pearson.

3 MR. PLANBECK: Lynn Planbeck representing Santa
4 Clarita Organization and Planning for the Environment.

5 Today the County approved the twenty-five hundred
6 unit West Creek Project in San Francisquito Canyon, so I don't
7 know how many more trips per day that's going to add to
8 everything and our air pollution. And this one of course is
9 adding thirteen thousand trips per day. So you build a cross-
10 county connector that you fill up with cars and then it puts
11 the air pollution right through the valley, so we have our own
12 air pollution instead of getting it in addition. Well, I guess
13 we'll be getting the rest of L.A.'s in addition to that.

14 And I just want to say to you, oh, in the mitigation
15 requirements for the West Creek Project they were directed to
16 find land to mitigate the loss of the riparian habitat. But if
17 they can't find land they could remove arundo donacs
18 (phonetic). You know what, that doesn't help. [We're using our
19 wetlands, we're losing our riparian habitat, and removing a
20 arundo donacs isn't fixing the problems. So I just want you to
21 keep -- maybe read the mitigation requirements for the West
22 Creek Project. Don't let them double dip. They've gotten all
23 this money from the Federal Governments to remove arundo
24 donacs. Please don't let them double dip.

25 I want to know what happened to the significant

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1 ecological areas in our ridgeline ordinance. When we became a
2 City I supported that because I thought the City was going to
3 protect the river. Now what we do is fill in the flood plain,
4 raise it up thirty feet so the animals have nowhere to go, and
5 then we let people build right within seventy-five hundred feet
6 of it. That's not an SCA. That wasn't the County SCA lines.
7 So what, we became a City so the City could destroy it more
8 easily?

9 You know, people are going to look back at this City
10 Council and say, you know, we had endangered species in our
11 City and our City Council just let them be destroyed. You know
12 what are doing? We're mitigating arroyo toads. We're, we're
13 moving them out of the project. We're moving out the, the
14 black eared rabbit that's very rare. That's what we're going
15 to do to mitigate. Well, the significant ecological areas were
16 designated to be able to have those creatures there. That's
17 why they were designated in SCA. So this is what we became a
18 City for, so we could just go ahead and fill the flood plain.

19 And I just want to remind you that when you build
20 houses on fill they fall apart in earthquakes. So what's going
21 to happen is you're going to build those fifteen houses on
22 thirty feet of fill and those people's houses are going to
23 crack in half when the next earthquake comes along, and the
24 next earthquake will be here, just like the next drought, just
25 like the next flood. You know it's coming. You know those

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1 houses will fall apart.

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2 So I just want to ask the City, please say no. Please
3 just once say no, at least one of you. Yaroslosky (phonetic)
4 was able to say no today. I would like to see at least one or
5 two City Council people say no to this. Thank you.

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6 MAYOR SMYTH: Thank you. Judy Reinsma, followed by
7 Karen Pearson, followed by Patricia Sulpizio.

8 MS. REINSMA: My name is Judy Reinma representing the
9 Santa Clarita Valley Wells Owners Association. At a former
10 meeting I submitted written requests for you to consider this
11 for the water, it was discussed quite thoroughly, and something
12 else has come up in the meantime. I'd like to address this
13 sort of as a private citizen.

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14 The City's been looking at the problem of the parks
15 lately. I've noticed that there's an article in the Signal
16 that said that we have the lowest levels of parks of many of
17 the cities in the United States. That's really a problem. Our
18 population is growing. The sixty thousand people right outside
19 the City are eventually going to be coming into the City for
20 their parks. And I got a flyer this week from the Trust for
21 Public Land, and this organization has in Los Angeles secured
22 more than two hundred million in public funding to create parks
23 and protect natural areas.

58

24 And I would suggest that instead of having a
25 Riverpark development this City consider a true river park.

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1 This is on the river. It backs up to the Castaic Lake Water
2 Agency at Central Park property. And you've got an opportunity
3 to do something here that maybe you haven't even considered.
4 You've got a parks deficit. You've got land that is not
5 developed yet. It's right in the middle of the City. New York
6 has Central Park, L.A. has Griffith Park. Even the little City
7 of Chico up north has a river park through the entire city,
8 it's an absolute jewel. And I would think that the City could
9 take that three hundred thousand dollars (\$300,000) they spent
10 for our consultant to look into grants, matching grants to buy
11 this property, turn it into a park. It's a win/win situation.
12 You'll have a real river park, not a development called
13 Riverpark. You can protect the Santa Clara River, you can
14 conserve the groundwater, you can preserve open space, and you
15 can give a legacy of lasting beauty to generations to come that
16 will back on this Council and say these people had foresight,
17 they had vision, and they knew what they were supposed to be
18 doing for the people in their community. And that's not build
19 more homes. In a hundred years these homes won't be worth
20 anything, but a river park will be wonderful and you will be
21 looked upon as visionaries, not as rubber stampers. Thank you.

22 MAYOR SMYTH: Karen Pearson, followed by Patricia
23 Sulpizio.

24 (Colloquy Between Karen Pearson and City Clerk)

25 MAYOR SMYTH: You know, Karen, that was part of your

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1 time right there, so now you've got --

2 MS. PEARSON: You feel mean and tough tonight, I can
3 tell.

4 MAYOR SMYTH: I know.

5 MS. PEARSON: I'm shaking, man.

6 MAYOR SMYTH: I know.

7 MS. PEARSON: I heard earlier on Jeff Hogan say Karen
8 Pearson actually signed an agreement. Yes, I actually -- so
9 anyway, some of the things you have, they're outlined in purple
10 on that tract map, is a thing called Lot 526 which is what this
11 agreement refers to.

12 We originally began with just the lot adjacent to my
13 backyard and working on that. Then when we, we realized that a
14 Landscape Maintenance District would be the best thing for all
15 concerned, and it expanded to the hill behind Gavilan Drive as
16 well. So that's what you're looking at with the purple outline
17 area. It is the lot adjacent to my backyard, as well as the
18 hill behind the Gavilan Drive residences. And so that just
19 gives you an idea of where that is.

20 The first thing I want to talk to you about is
21 Landscape Maintenance District, or LMD. And Marsha (phonetic)
22 requested by the way that the -- she wanted to know all the
23 Gavilan Drive people were behind this. That's that petition
24 there that you see. There's one friend on there but the rest
25 are Gavilan Drive people that signed that petition and they are

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1 behind it. There were nine of us in and Jeff said he was
2 intimidated, but he sure didn't look like it. There were nine
3 of in to visit with him yesterday from Gavilan Drive to discuss
4 this whole thing. So you weren't really intimidated were you?
5 No, I didn't think so.

6 So anyway, what I, what I think would be important is
7 for the Council to also get behind this landscape maintenance
8 situation, the Landscape -- LMD so that we're all united on
9 this. And it's, it's really important because if -- that's the
10 best way to maintain this area. There is an uncertainty when a
11 homeowners association does maintenance. Say that somebody
12 does swindle a million dollars (\$1,000,000) of the homeowner's
13 money, who are they going to be left aft to maintain? It will
14 probably be the land like this that they won't even be looking
15 at that they're not -- you know, if they're short on money. So
16 this gives us certainty as to the source of income that can
17 come through to maintain this area, and you guys have a great
18 reputation for your landscape maintenance work anyway. So I'm
19 requesting that you, you know, just give a backup for that for
20 the Landscape Maintenance District. I know Jeff has been very
21 -- both Glenn Adamick and I feel certain that this is an okay
22 thing but we want to -- you know, and Jeff has been very
23 encouraging on this, so -- but we want to hear from you as well
24 that you support a Landscape Maintenance District on Lot 526
25 which is the purple area there.

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1 The other aspect of this agreement has to do with
2 conditions of approval for this project. Again, I would like
3 to note that Mr. Hogan has said he would incorporate all of our
4 agreements into the conditions of approval, and that's very
5 important to me. It is really my request that I be able to
6 read these agreements and conditions of approval for this
7 project before the next meeting to the project, and I, I feel
8 this meets with Mr. Adamick as well. Okay.

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9 And some of you may not be clear that two, three and
10 four are for Emblem exhibit dated 1/18/05. And I know Mr.
11 Adamick has -- that's fine too. So anyway, we did it. We did
12 sign an agreement. And in summary --

13 MAYOR SMYTH: Karen, Karen --

14 MS. PEARSON: -- I'm going to say goodbye.

15 MAYOR SMYTH: Thank you.

16 MS. PEARSON: Bye-bye.

17 MAYOR SMYTH: Thank you, Karen.

18 MS. PEARSON: Oh, you're welcome.

19 MAYOR SMYTH: Patricia Sulpizio.

20 MS. PEARSON: Now can I get that map back?

21 MAYOR SMYTH: Oh.

22 MS. SULPIZIO: My name is Patricia Sulpizio. I've
23 been a resident of this area for twenty-four years. I've
24 raised -- I am raising three children here, have dealt with the
25 overcrowded schools, multi-track on, multi-track off, boundary

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1 changes. I mean, since my children entered, entered school the
2 first -- that we've lived in the same neighborhood that entire
3 time. And we might as well have moved all over the place the
4 way that their relationships were interrupted because of
5 overcrowded schools.

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6 This project does not allow -- does not include a
7 school. With eleven hundred homes you're going to be bringing
8 approximately four hundred children, which is about the number
9 to make a new elementary school.

10 I just want to go on the record that I oppose this
11 development in a flood, flood plain. The record rainfall this
12 winter that we've witnessed is compelling evidence that
13 building in a flood plain is not wise or good development. You
14 should not approve this development to prevent the loss of
15 property that we witnessed in Sand Canyon and the Polynesian
16 Mobile Home Park this last winter, just to name a couple of
17 incidents.

63

18 I heard one of you City leaders say this evening that
19 we need to preserve (inaudible), open space in our City. This
20 is the last natural flowing river in California. It, it should
21 be preserved, not altered.

64

22 And further, I request that you leave this public
23 hearing period open so that citizens can respond to the final
24 EIR and the mitigation proposals that we heard tonight.

65

25 MAYOR SMYTH: Thank you. That concludes the public

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1 comment portion. The applicant, you have five minutes for
2 rebuttal, Mr. Adamick. Excuse me, we also have fifteen written
3 comments as well in opposition to the project.

4 MR. ADAMICK: Thank you, Mayor Smyth, Members of the
5 Council. I'll try to be brief in responding to the issues that
6 were raised. I think Ms. Noltmeyer raised issues concerning
7 growth, impacts to schools, air quality, and contaminated
8 water.

9 I think on the first issue, in, in regards to
10 schools, and this applies to, to, to other comments as well
11 related to schools, Newhall Land has stepped up and we have
12 full mitigation agreements with, in this case, both the Saugus
13 District and the Hart District. There was correspondence
14 received during this process from both districts saying that we
15 have, we have agreements in place and we'll mitigate
16 accordingly and mitigate to their satisfaction. We have agreed
17 to construct schools and dedicate land as it relates to Saugus
18 for our development within their district. To date we have
19 constructed two of those schools in recent times, and are in
20 the process of getting ready to construct the third. The two
21 that are in place are North Park and Bridgeport, the third will
22 be West Creek, and then there will be a fourth school perhaps
23 some time in the future with the Saugus District. As far as the
24 Hart District goes in recent times clearly we have constructed
25 or dedicated land and constructed Rio Norte Junior High School.

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1 There is West Ranch High. There is Rancho Pico Junior High,
2 and it goes on and on as far as schools that we have
3 constructed.

4 In regards to, to traffic and air quality, I think
5 the EIR concludes that Riverpark and the Cross Valley Connector
6 will alleviate a lot of the traffic and congestion problems
7 that are being experienced along the Soledad corridor, versus a
8 no Riverpark and Cross Valley Connector in the immediate time
9 frame.

10 I think in regards to air quality there was a
11 detailed discussion at the Planning Commission level which
12 resulted in a detailed study being prepared to look at air
13 quality impacts from a regional perspective. And growth in
14 this Valley has very little to do with the air quality in the
15 Valley. The bulk of the pollution is coming up from the L.A.
16 Basin based upon topography and wind.

17 In regards to, to the concern with the, the FEMA
18 flood plain encroachment, the, the flood plain encroachment,
19 again, the Commission felt it was based upon the resource line.
20 There are no lots within that resource line. There certainly
21 are lots that are within the present FEMA line, but that line
22 will be modified after the project improvements are done and
23 FEMA has approved that.

24 Concerning cum. impacts, this was raised by Ms.
25 Savaikie, Savaikie regarding the river, there was a detailed

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1 cum. analysis and a biology section, as well as every section,
2 but biology more specifically that addressed the projects along
3 the river and the cum. impact. It should be noted that there
4 are no water quality impacts associated with this project on
5 the river, and there is a great deal of upland that's being
6 provided adjacent to the, to the active channel, as well as
7 enhancements to, to perhaps a potential wildlife corridor,
8 north/south, and enhancements to the river.

9 In regards to the NV2 Trail, Ms. Savaikie raised that
10 as an issue, we dedicated that trail to the City. Certainly we
11 did construct it. We're also stepping up and saying that we're
12 going to repair it.

13 I think that kind of covers the first page.

14 Going to some of Ms. Planbeck's comments concerning
15 endangered species on the site and SCA encroachment, I, I, you
16 know, I think the, the numerous meetings on this project have
17 resulted in a project that is pulled back away from the
18 riparian resources within the project site. She mentioned
19 arroyo toads being relocated on the project. That is
20 inaccurate. It's western spadefoot toad. They were found
21 outside of the SCA area and are being relocated to ponds that
22 we are creating with the SCA area.

23 In regards to, to fill and earthquake, I think the
24 Council knows that there is a detailed geo-technical review
25 that occurs with the City on every parcel of land that is

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1 proposed for development in this City.

2 Karen Pearson raised the LMD issue. I think the
3 letter speaks for itself. We're both in support of having that
4 lot within the LMD. It will be paid for by our future
5 residents, and not the residence elsewhere in the City or in,
6 in the Emblem tract.

7 I think in regards to, to Ms. Reinsma's comments
8 concerning parks, I, I think the Riverpark Project brings a
9 project that is well below the densities permitted in the
10 City's General Plan and also anties up a lot of open space
11 acreage that can be utilized for passive and active park space.
12 We have a twenty-nine acre active/passive park. We have
13 fourteen acres we're dedicating next to Central Park, two point
14 six acres on Newhall Ranch Road and McBean that will be used
15 for a park, a hundred and forty-one acres of Round Mountain
16 that will likely be used for passive park purposes.

17 That really summarizes my responses and I'm here to
18 answer any questions you may have. Thanks.

19 MAYOR SMYTH: Thank you. At this time we'll close
20 the, the public hearing and move into the Council comment and
21 discussion. Council Member Kellar, let's start with you.

22 COUNCILMEMBER KELLAR: Thank you, Mayor. A few
23 comments if I may please. A lot of comments made by the
24 citizens and we do appreciate them, and I mean that most
25 sincerely.

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1 I, I kind of feel, forgive me for being sensitive,
2 but sometimes some of the remarks that are made there's no
3 appreciation for what we have been able to accomplish, and
4 every once in awhile I like to hear some of the positive
5 things. But there was some concerns relevant to the amount of
6 open space and parks that we have here.

7 Ladies and Gentlemen, if I may say, God bless the
8 City of Santa Clarita. We are a poster child of success. Look
9 at what we've been able to bring to the table over recent
10 years, enhancing park space in the City and open space, a
11 couple of thousand acres of open space, and we're continuing to
12 work on it. We just voted in fifty-eight acres earlier this
13 evening that very possibly is going to be additional sports
14 field and, and park space for this community. We picked up
15 four hundred and some-odd acres out there in the eastern
16 portion, and we continually address this matter and are in
17 process of, of taking an action later this year hopefully that
18 will be supported by the members of this community in a bond
19 action that will even add to it more. So we're very sensitive
20 to is and we sincerely care about the acquisition of open space
21 and park space for our, our community.

22 The AQMD, the air quality, we have the reports too.
23 Approximately a year ago we had an opportunity to invite the
24 folks out from the South Coast Air Quality Management District
25 and they confirmed, Ladies and Gentlemen, these people, this is

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1 what they do for a living, and yes, we know our air is not as
2 well as we'd like it to be but, you know, only two percent is
3 what they reported to us. And I -- if I stand corrected I
4 invite staff to correct me. Two percent of the air quality we
5 are responsible for in this Valley. It's from the Los Angeles
6 area, it's through air patterns. And folks, we -- how do we do
7 that one? Of course it's a problem, but how do we handle that
8 one? And yet we sit here and we say, oh, well, we're ruining
9 the air. Honestly folks, we're not ruining the air. This air
10 has been attacked from literally miles upon miles upon miles of
11 construction.

12 Reference made to the Cross Valley Connector, and
13 you're talking about Councils being responsible, I will be very
14 candid with you. I, I for one consider the Cross Valley
15 Connector, and I believe we did so on a 5-0 vote a few years
16 ago of critical importance to this community in helping to
17 alleviate, not solving, not a complete fix it, but helping to,
18 to resolve the crowding issues that we have. And particularly
19 right now with the closure of a couple of roads due to this
20 tough and difficult winter I know how tough it is to get across
21 Soledad. This road is going to help us. It's not going to be
22 the complete answer, but it is significantly going to help us.

23 In 1991 Caltrans came to this City with all of the
24 money stacked up in a high pile and said we are ready to build
25 the Cross Valley Connector for this City, in 1991. A few

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1 people came and said no, no, no, we don't want it. And you
2 know what, the Council said okay and they said no to it. So
3 for the last five years or so we have been reaching deep,
4 partnering, begging, going to Washington, going to Sacramento,
5 working with the County, working with school districts, working
6 with developers and our own General Fund doing everything in
7 our power to build a critically needed road to help provide
8 safety and quality of life to this community.

9 I'll tell you something, that Council made a bad
10 decision. We could have had it years ago instead of all of
11 this money that we've had to take and focus on the Cross Valley
12 Connector we could have put it into other road improvements.
13 Maybe it's a resurfacing of our existing roads of some new
14 ancillary roads that would be a continued benefit to this
15 community. It was a bad decision folks. So I will openly tell
16 you, the additional aspects of this project as it, as it
17 relates to the Cross Valley Connector is huge in my mind. We
18 are down to the last twenty-four million dollars (\$24,000) or a
19 two hundred and forty-five million dollar (\$245,000,000) eight
20 and a half mile roadway. That's how close we are to getting
21 this thing wrapped up so we can open this thing up hopefully
22 within the next twenty-four to thirty-six months from end to
23 end and help this community move about and conduct their daily
24 business and protect their families.

25 A lot said about growth. Folks, I'm -- some folks

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1 come and they, and they bang on the table about growth, how
2 dare you bring these people in here and so on and so forth, and
3 they've got five kids. Ladies and Gentlemen, I got to tell you
4 something, this City Council can not control growth as you
5 would have us or believe us that we can. It is the -- it's
6 families, that's growth. If you really got an issue with
7 growth I submit to you go the Federal Government, talk about
8 stop immigration and let's institute something where nobody has
9 more than two children, because I'm telling you something, if
10 you don't do that what are we supposed to do when your families
11 are growing and they're wanting a place to live and, and
12 experience the American dream.

13 Projections are, if they're accurate, and if they're
14 off a bit then they're off a bit, but I attend many of these
15 programs and, and seminars and, and hearings having to do with,
16 with growth and numbers. The projections are that by 2020 the
17 State of California's grow -- going to grow from thirty-six
18 million to forty-five million people. That's an increase of
19 nine million between now and 2020, fifteen years. The
20 projections are that those people are going to live in the
21 North L.A. County, right here, in the Antelope Valley, San
22 Joaquin Valley and the Sacramento Valley is where they're
23 primarily anticipated to go, a lot of these areas, Ladies and
24 Gentlemen, where your houses exist and mine as well. But let
25 me tell you as far as I'm concerned they were a lot more

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1 beautiful before those houses were built there. I enjoyed it,
2 I know many of you did. I remember it well. I'm older than a
3 lot of folks. I remember out here in the 50's when my dad and
4 I used to come out here, and it has changed. You better
5 believe it's changed.

6 But what do we do when you have
7 people -- are you -- our race is growing. Our human numbers
8 are going up. Read the statistics. There was one in the paper
9 just a couple of days ago talking about the, the added numbers
10 in the world. And I just submit to you, does that mean nobody
11 gets a home, we've got our, end of story? Somehow or other we
12 have got to make responsible decisions, work with developers
13 and insure that we provide the absolute maximum in the way of
14 infrastructure, schools, parks, recreation and safety for our
15 families.

16 And I have to tell you, I don't know that I've seen a
17 project that address more of those issues than this one in
18 trying to address those needs so that as we go into the future
19 we have maximum benefit in protection for our families. Thank
20 you.

21 MAYOR SMYTH: Thank you. Mayor Pro Tem Weste.

22 MAYOR PRO TEM WESTE: Thank you, Mayor. I think
23 there's been a lot of, a lot of hearings on this and it's
24 amazing the difference.

25 I did want to ask the City Attorney real quickly to

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1 basically give a little bit of legal-ease on the State
2 requirements of the General Plan and what cities are able to do
3 under General Plans. In other words, we have to set parameters
4 under General Plan of what land use is allowed that goes to
5 public hearing and is State mandated to go through processes,
6 and that we can not not have a General Plan and we can not just
7 tell people they can't use their land. So if you'd like to
8 recite some of the law on that.

9 MR. NEWTON: Yes. In order to have zoning authority
10 which is basically your ability to dictate by ordinance what
11 land uses are going to be allowed in various areas of your City
12 you are required under State Law to have General Plan. The
13 General Plan is sometimes referred to as the Constitution for
14 development of your City. The Constitution can be amended,
15 just like the United States Constitution can be amended,
16 although somewhat easier.

17 With regard to that if you are going to zone property
18 is has to be consistent with your General Plan. And if you're
19 going to amend your General Plan or you're going to amend the
20 zoning to alter the use of a piece of a property or the
21 permitted uses of a piece of property you have the ability to
22 do so. Nobody has a vested right in existing zoning of their
23 property unless the property has otherwise been entitled.

24 However, if you zone out all productive economic use
25 of a piece of property then you've affected what's called a

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1 regulatory taking and you as the government are then required
2 to compensate the property owner for that.

3 So you do -- you are required to allow development of
4 property within your City. You can also have open space areas.
5 But if you restrict property to an extent that a property owner
6 can not make economic use of their property, and there's a test
7 under case law as to how you measure that, it's based on
8 reasonable expectations, et cetera, then the City is looking at
9 picking up the tab for that.

10 MAYOR PRO TEM WESTE: Thank you. Thank you. 'Cause
11 I, I heard someone say, you know, we'll just make it a park,
12 and there's nothing I would like better than that, but then
13 there's a lot of land in the Santa Clarita Valley that I would
14 just like to be a park because when I first came here there was
15 about twenty-two, maybe twenty-three thousand homes and, and I
16 miss that. But the law is the law and this property is zoned
17 to have three thousand to fifteen thousand units on it under
18 the General Plan if, you know, if all things being equal, if
19 somebody was really trying to do that. And that -- this
20 company isn't trying to do that.

21 And the, the City, when we became a City, and, and I
22 worked on the City formation, there were -- there was no open
23 space that was being planned or taken. There was no
24 preservation of the river being done. There were no trails
25 being built. Today there's over eleven thousand acres in the

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1 woodlands area that we JPA (phonetic) with the Santa Monica
2 Mountains Conservancy, and there's literally a land bridge from
3 the Santa Clara River all the way down 'til Malany Park
4 (phonetic). It includes Mantryville and Talsy Canyon and David
5 Park, East Canyon. And as -- in the last few years the City
6 has acquired over three thousand acres of open space, and we're
7 acquiring pieces of the river.

8 Tonight, if this project is approved, there would be
9 another seven hundred acres of open space. And I, I just want
10 to recite a little bit, we, we talked a lot tonight about Round
11 Mountain. And Round Mountain is the parcel it the Santa Clara
12 River that has the historical 1898 bridge across the river
13 which will soon because a prized bike trail, pedestrian trail
14 built by the City. And that is some of the most pristine land
15 in the Santa Clara River in the Valley and it is really
16 amazing. We'll also be taking another hundred and fifty acres
17 of the South Fork which is adjacent to the Santa Clara River
18 and the tributary. Again, river land and habitat.

19 And we started with this project, the project has six
20 hundred and ninety-five acres, and we will be ending up taking
21 seven hundred and seven acres of river habitat and open space
22 for the public. This has not happened before in this Valley, I
23 have never seen this happen, which is a testament to the
24 efforts of the staff and the Planning Commission and, and the
25 people that have all worked on this from the public 'cause

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1 there has been an awful lot of public input.

2 Preserving wetlands is really vital and we have a
3 goal to do that. We, we, we passed tonight to purchase another
4 fifty-eight acres of the Santa Clara River, and we're, we're
5 serious about that. What we can't do is just take everybody's
6 property in the river. There has to be some effort to work
7 with the system under the General Plan and to design the best of
8 the best we can in the river and the habitat areas that we as a
9 City can get jurisdiction over, and I think that this very much
10 does that. There are guzzlers being put in. There is access
11 to parks from the trails. There is access to the habitat by
12 the public. The wildlife guzzlers being put in areas that are
13 protected and there's native planting being put back in. This
14 speaks well to the types of planning that really need to be
15 done, and this is, this is what we really wanted to accomplish
16 with L.A. County in a seamless planning process called One
17 Valley, One Vision whereby everybody used the same criteria so
18 that, so that you would get open space and you, and you would
19 do all of the same amenities, whether you're in the City or the
20 County. And, and I'm, I'm really pleased to see that we have
21 done as well with working through some of the open space issues
22 because a lot of cities don't do it, and our City has taken a
23 stand that is really important and that parks are really
24 important and that habitats important. And when someone says
25 you're not, you're not taking open space and habitat that's

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1 just not true. We will have probably close to four thousand
2 acres here very soon in public holding. And the only way that
3 land's protected is when it's in public holding.

4 I, I just, I wanted to make sure that Karen Pearson's
5 comments about the LMD got registered. I really think we
6 should get the LMD in place so that that area is preserved and
7 taken care of, and also that not only as the, the wall that
8 they're going to construct covered with some kind of plant
9 material and vines, but that the existing wall along the
10 shopping center also be planted to prevent graffiti, and that
11 the trees that are planted provide some food source and some
12 color and that the plant palette be worked with with staff so
13 that there's an agreement that that plant palette meets the
14 criteria of the neighbors.

15 The, the school agreement is, is really important.
16 If the schools agree that they have mitigation then we have to
17 go by that, unless there's something -- okay, there isn't
18 something else.

19 I believe that it's an incredibly good effort by the
20 developer to come in with significantly less units than they
21 could have asked for. And they are actually willing to do the
22 architectural types of quality or allow oversight by the City,
23 and to put in the trails and to do the portion of the Cross
24 Valley Connector.

25 For me the open space and park land is probably more

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1 important than anything else because I think that the greening
2 up of the City is really crucial to what we leave as a legacy
3 in the future. But when somebody is giving seven hundred acres
4 of land for a project that is six hundred and ninety-some
5 acres, that's a real shift in thinking from the development
6 community, so I'm pleased to see that.

7 And I think from my standpoint that covers it, Mayor.
8 Oh, one more thing, Mayor. I believe that we would constitute
9 this as a down zone on a property. And I, and I think when we
10 deal with projects where development is coming in significantly
11 less than what the General Plan would allow that we really
12 should, we should reference the fact that that is down zoning
13 and that is something that doesn't happen too often.

14 MAYOR SMYTH: Thank you. Council Member McLean.

15 COUNCILMEMBER MCLEAN: Yes. I have several
16 questions, and please bear with me. I want to make sure that
17 all of my concerns and, and questions are answered. And I
18 think what I'll do is that I will ask and talk about everything
19 that I would like to have talked about and shown, and then you
20 can go ahead and do that if, if that's okay, or would you like
21 them one at a time?

22 MR. HOGAN: One at a time is fine. Whatever is
23 preferred.

24 COUNCILMEMBER MCLEAN: Okay. First of all, is this
25 project being built in a flood plain?

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1 MR. HOGAN: Yes, in the area that we were talking
2 about earlier. However, the applicant will be providing
3 requirements that will -- they'll, they'll meet the
4 requirements for FEMA to take that out of the flood plain area.

5 COUNCILMEMBER MCLEAN: Okay. Then what I would like
6 is in the conditions of approval the wording that no lots shall
7 be allowed within a FEMA one hundred foot hazard zone after
8 completion of the project. Okay. And therefore, if FEMA does
9 not give the, the letter, the conditional letter of the map
10 revision, then those houses, those fifteen homes stay empty.

11 MR. HOGAN: Okay.

12 COUNCILMEMBER MCLEAN: Okay.

13 MR. HOGAN: Okay. We'll put that in the conditions.

14 COUNCILMEMBER MCLEAN: And I would like to, you know,
15 have the, the developer say whether -- that he agrees to that
16 or not. And we can do that after I ask the rest of them.

17 This community is -- needs to be a walk-able,
18 liveable community. People need to be able to walk to the
19 supermarket, bicycle to the supermarket. And I would like to
20 know -- I'd like to be shown how people can do that with this
21 project, the way it is right now, and I don't know if you need
22 to show that on the screen.

23 MR. HOGAN: All right. I'll show you the pedestrian
24 exhibit that we have here. Again, here's the Santa Clara River
25 Trail, and there are feeder trails that connect into the

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1 single-family areas, in Area A1, B and Area A2, including the
2 twenty-nine active -- passive/active park right here. There's
3 trails within each community. And once you get up to Newhall
4 Ranch you have intersection crossings that will give
5 pedestrians the opportunity to get across Newhall Ranch Road
6 and get on the Central Park feature trail, and also up to the
7 shopping center over here. Again, two miles of trails include
8 the River Trail. Is that what you're looking for?

9 COUNCILMEMBER MCLEAN: Yes. So people can walk.

10 MR. HOGAN: Right

11 COUNCILMEMBER MCLEAN: They can ride their bicycles.
12 They don't have to take their car to go to the bank, to the
13 supermarket, whatever --

14 MR. HOGAN: Right.

15 COUNCILMEMBER MCLEAN: -- correct? Okay.

16 MR. HOGAN: With the two miles of trails, and
17 interconnections, and the Class I trail also on Newhall Ranch
18 Road.

19 COUNCILMEMBER MCLEAN: Okay. There's been, been some
20 concern that making just the river a wildlife corridor is, is
21 not enough, that if there were waters that the animals and
22 critter would need to have a place to go. Can you please show
23 where the animals can get from the river up to the uplands.

24 MR. HOGAN: Okay. Again, the EIR identifies that the
25 Santa Clara River is actually the wildlife corridor. Through

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1 the Planning Commission hearings one of the things the
2 applicant is proposing to do is right where the, the pipeline
3 is, where Newhall Ranch Road bridges over the pipeline, there's
4 areas for enhancement for wildlife to go north if, if need be.

5 Again, when we were at the Planning Commission
6 hearings a lot of the development in the County will be closing
7 this area off between the CLWA facility and maybe Dr. Lowe's
8 property, which will be bringing Golden Valley Road to the City
9 boundary, but there are opportunities in the area where the
10 pipeline is that goes over Newhall Ranch Road.

11 COUNCILMEMBER MCLEAN: Okay. So I just wanted to
12 make that clear that the animals are not stuck right there.
13 They have a place to go if they need to.

14 MR. HOGAN: Right. And we'll be conditioning that.

15 COUNCILMEMBER MCLEAN: Okay. I had asked at the last
16 meeting that perhaps the, the wildlife guzzlers could be
17 enhanced to become some kind of a water feature, and it makes
18 sense to me that, no, that you don't want people around these
19 guzzlers because the animals need to go there. So then, okay,
20 you can't have a water feature there. I'm wondering if we can
21 have a -- if the developer would agree to a water feature at
22 the trail head to make that kind of like a little oasis. I
23 know that in, in hot July weather when you want to go to ride
24 your horse or bicycle or whatever it's awfully hot out there.
25 And I think it would be really nice to have a water feature,

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1 and I'd like to ask if, if that can be part of the conditions.

2 Regarding the monitoring a concern was brought up
3 that the monitoring is not done, there's nobody that can do
4 that monitoring. And I'm wondering whether we can have the
5 developer, if he would agree, to pay for another firm to work
6 with City staff and Impact Sciences. They would prepare some
7 kind of a proposal and perhaps the developer could agree that
8 would be kind of like another set of eyes for the monitoring of
9 this project.

10 My question, another question, who decides where the
11 kids will go to school? Who's responsibility is it to get them
12 there safely? And I will make a statement that when this
13 project was first proposed and there was a concern with the
14 overcrowding of Emblem or Bridgeport I contacted the school
15 district and I said if you feel that there's going to be
16 overcrowding with this project let me know and I'll, and I'll
17 support you in this. I heard back from the school district,
18 they said there is not a need for another school to go along
19 with this project. Okay. So there's nothing we can do about
20 it. If the school district doesn't want to fight for another
21 school there's nothing we can do about it. They've signed off
22 on the project, so it's not as if we're allowing this project
23 to go in not cognizant of whether there needs to be another
24 school or not, and we tried. But if you could answer those two
25 questions.

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1 MR. HOGAN: The school district would be the ones
2 determining where the kids could go, whether it's Bridgeport,
3 Emblem, not the City.

4 And as far as safe route to, to each school, the City
5 does have a school safe route program, but it's more in the
6 general vicinity of each school. The closest school to this
7 project's probably a mile away, give or take, for instance, for
8 Emblem. So there's not necessarily a safe route for this
9 project. They would need to use the, the trails, intersection
10 crossings, those types of things. So we can have the City
11 Engineer, come up, talk about safety as far as intersection
12 crossings, but they are designed for, for pedestrians to walk
13 safely.

14 COUNCILMEMBER MCLEAN: Okay. So people living in
15 the -- in this -- in these homes will have, without this, this
16 overpass or the pedestrian bridge, will have safe routes to
17 school, is that correct?

18 MR. HOGAN: Correct. Again, one of the things we
19 were looking at with the, the bridge was that wherever the
20 bridge was there was going to be intersection crossings that
21 are going to very easily accessible to those kids. Again, I
22 don't know how many kids will be going, actually walking to
23 school since Emblem's probably a mile away and Bridgeport's
24 even farther.

25 COUNCILMEMBER MCLEAN: Okay. Regarding the Santa

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1 Clarita Parkway, I know the Commission said that they wanted
2 only two lanes built and to fill the rest with landscaping.
3 But what that does, it puts a future cost to the City through
4 bridge and thoroughfare fees from future developers to, to pay
5 for the, the widening of that road. And I'm not sure that
6 that's the wisest thing we can do. So I'm, I'm thinking that
7 perhaps we need to have the developer go ahead and do the four
8 lanes now so that we don't have to face that as a future cost
9 and, and our taxpayers don't have to through, through
10 development and such. So I'd like to ask my fellow Council
11 Members if that is something that they would, that they would
12 want to agree with.

13 COUNCILMEMBER KELLAR: You want us to comment now?

14 COUNCILMEMBER MCLEAN: Sure.

15 COUNCILMEMBER KELLAR: We've had all these months to
16 work on this and address these issues and now we're going to
17 redefine and start making all these changes now? I'm, I'm
18 being honest with you, Marsha, you asked the question, I'm
19 going to give you an answer.

20 We've had this all this, all this time and now you're
21 asking these questions. And I just find it -- I'm not going to
22 support a change on this thing at this time. We've had all
23 kinds of opportunity to do that. We've had public discussion,
24 we've closed the public hearing, and now we're going to
25 redesign the outfit -- the project. And I just don't see it

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1 and I don't think that's our position at this point in time.

2 COUNCILMEMBER MCLEAN: It's my understanding that the
3 developer doesn't care whether he builds two lanes or four
4 lanes, and why should he bear the brunt of, of it later on?
5 This isn't changing the project that much. This is simply
6 being frugal I would think in saving the City and the taxpayers
7 some money.

8 MAYOR PRO TEM WESTE: I, I wouldn't be supporting
9 that change either because the fact of the matter is that
10 trying to put another bridge across the Santa Clara River as
11 the environmental change is a daunting thought, especially
12 since this one's costing, what, sixty million dollars
13 (\$60,000,000). And it's an even more difficult process but it
14 wouldn't be the City that would be doing it, it would be
15 development that would be doing it. And this development has
16 ponied up far more than anything else. I, I, I, I agree with
17 Bob, we're pretty late in the process to make a change like
18 that.

19 COUNCILMEMBER MCLEAN: You know what, I think this
20 probably should have been said before. You know, we didn't get
21 this particular listing until now, so it's not as if we had
22 months and months and months. This has not been discussed here
23 at this public hearing, but I just put it out there.

24 COUNCILMEMBER FERRY: When they say landscaping, I
25 just want to clarify, is it similar to Newhall Ranch Road where

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1 it was widened a certain amount and landscaped out and it could
2 be knocked out later, is that what they're referring to?

3 MAYOR SMYTH: Why don't we have the applicant, if you
4 want to answer that.

5 COUNCILMEMBER FERRY: 'Cause I think, I think it
6 might be built to four lane width. And when you mean landscape
7 it's similar to Newhall Ranch between McBean and, and Bouquet
8 where it's, it's done, it just has to be knocked out when it's
9 needed.

10 MR. ADAMICK: Well, well -- and that's exactly what
11 it really is. What, what the Commission directed us to do was
12 to reduce the street section in regards to paving for Santa
13 Clarita Parkway, not the right of way width. We're required to
14 grade the entire right of way on Santa Clarita Parkway on that
15 portion of the project but only construct two vehicle lanes,
16 one in each direction with the rest of it being landscaping
17 that would be then demoed at some future date, and that's what
18 the Commission direction was.

19 COUNCILMEMBER MCLEAN: Okay. If you read the cost,
20 it's going to cost approximately three hundred and sixty
21 thousand to four hundred and thirty thousand dollars in today's
22 dollars, plus another fifty-one thousand to demolish the
23 landscaping in order to pave the additional vehicle lanes in
24 the future, and I'm just putting that out there.

25 On the Cross Valley Connector when it's built how do

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1 we control truck traffics if, if it gets to the point where it
2 is just obvious that we have too much of these huge trucks
3 going across there and, and taking -- making it difficult for
4 vehicles to traverse that road, how do we control that?

5 MR. HOGAN: Those issues came at -- up at the
6 Planning Commission also and staff looked into that and found
7 that actually most of the trucks will be probably staying on
8 the Interstate 5 and 14 Freeway because Newhall Ranch Road will
9 have numerous stop signs, stop lights. And so usually truck
10 traffic or truckers usually will try to avoid those at all
11 cost. So if there are -- this isn't City Engineers here to
12 maybe go further with that, but we did go through that with the
13 Planning Commission and that was basically the, the conclusion
14 was that there probably won't be a problem. Most truckers will
15 be using the, the freeway systems because of the stop signs and
16 street lights on Newhall Ranch.

17 COUNCILMEMBER MCLEAN: But we would have the ability
18 in the future to, to address that issue if it were to come up?

19 MR. HOGAN: We have actually the City Traffic
20 Engineer.

21 MAYOR SMYTH: Go ahead, Andrew, come on up.

22 MR. LEE: Good evening, Mayor Smyth and Council
23 Members. Andrew Lee (phonetic), City Traffic Engineer.

24 It would not be a easy task but there's a possibility we
25 can work it out with the CHP in a way to control such that

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1 we may minimize truck traffic across the City. But
2 previous studies show that projected truck traffic on this
3 road is minimum so that's why we don't have a concern for
4 that at this time.

5 COUNCILMEMBER MCLEAN: Okay. Thank you. Also, I
6 would support the LMD for Karen Pearson and those nine
7 homeowners. And I'm wondering if we need to have as a
8 condition of approval stated in there a means for a budget for
9 the bushes and the irrigation and that the HOA budget includes
10 an annual cost -- well, no, that, that would only be if it was
11 the HOA. But anyway, to have the irrigation and such going to
12 that property so that it is maintained and there's not a weed
13 control problem. I'm assuming that would be through the LMD?

14 MR. HOGAN: Correct. We'll make sure that the LMD
15 takes care of that.

16 COUNCILMEMBER MCLEAN: And, and I just want to, to
17 agree with my fellow Council Members that even though we might
18 like to say no more houses, no more roads, no more nothing, we
19 can't do that. If we, if we all here said no right now we
20 would be sued and it would cost a whole bunch of money and the
21 project would go forward anyway. So what we have to do then is
22 we need to, to make sure that the project is as good as it can
23 be and that we can get as much as possible for the residents of
24 the City and, and for the City. Thank you.

25 MAYOR SMYTH: Thank you. Councilman Ferry?

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1 COUNCILMEMBER FERRY: I think the most promising, the
2 most promising thing I've seen out of this process, I was quite
3 nervous when, and publicly so, that when Lanar (phonetic) took
4 over Newhall Land that the corporate philosophy or spirit would
5 change in its, in its process of approving these projects.
6 I've never been a big fan of the Stevenson Ranch project as a
7 result of just the box homes that were put in without trails,
8 turnkey parks, schools. And I had a fear that that corporate
9 philosophy might take over someone that's been a great
10 corporate leader in our community, and through this process I
11 see that isn't so.

12 I have to hope that when we look at those sixty
13 thousand homes or Lanar looks to build out Stevenson Ranch,
14 they look to build out the Newhall Ranch Project that they're
15 going to continue to use the Glenn Adamicks and the corporate
16 philosophy of Newhall Land to work with the communities and
17 make these projects great.

18 Newhall Land, and I've said this publicly many times,
19 Newhall Land has never been the issue for this City or for L.A.
20 County. We quite honestly have to spend General Fund dollars
21 to bring up developments throughout our community to the
22 standard that Newhall Land builds. Everybody wants the Paseo
23 Bridge, everybody wants the Paseos, everybody wants a park, a
24 turnkey park. You know, not just a piece of dirt with gravel
25 on it, they want the jungle gyms and the bathrooms and the

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1 green grass. They want that right up front.

2 So I, I will always commend Newhall Land as a
3 corporate developer more so than probably anyone else that I've
4 had to deal with in the past eight years because they truly
5 work with the community and the Karen Pearsons of the world to
6 make sure that those things are resolved, and rarely do we have
7 those type of conflicts when we work with them.

8 It's significant. When I see that Bouquet and
9 Soledad has fifty-seven thousand daily trips where it some time
10 takes what, Andrew, three, four left turns to get in that
11 intersection. I know Andrew hates hearing that. You're
12 looking at that being reduced to thirty-six thousand daily
13 trips. That's twenty-one thousand less trips at that specific
14 intersection. That's significant. The daily uses, what's,
15 what's the, what's the daily counts for Soledad between Bouquet
16 and, and Ruther (phonetic)?

17 MR. LEE: The, the fifty-seven thousand is also that.

18 COUNCILMEMBER FERRY: Okay.

19 MR. LEE: Bouquet Junction carries around eighty to a
20 hundred thousand cars a day coming into that intersection.

21 COUNCILMEMBER FERRY: So it's been reduced now you're
22 saying by twenty-one thousand trips?

23 MR. LEE: Yes, about twenty percent, twenty-five
24 percent were diverted to Newhall Ranch Road if the Cross Valley
25 Connector is connected.

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1 COUNCILMEMBER FERRY: And for, and for me personally
2 the Cross Valley Connector has been the number one issue, after
3 we've been able to pass some of the school bonds and now
4 looking to improve our open land and park preservation. You
5 have to have a center area. Soledad's it. And you have to
6 have the Cross Valley Connector and that gets people out to the
7 5 and 14. We're that hole in the donut and they're going to
8 keep building around us. They're going to keep building out
9 San Francisquito Canyon and Haskell Canyon, Plum. We're -- we
10 would be irresponsible planners if we didn't look to find ways
11 to fund a two hundred and forty-five million dollar
12 (\$245,000,000) road. And so this is a huge benefit to this
13 community.

14 I was able to go out and drive a four-wheel drive
15 where these trails are going to go. I'll tell you right now,
16 our river is not accessible to the public unless we do similar
17 things to this. You can go on the trail along Soledad and you
18 can look at the river, but where this river is going to be is
19 the most pristine area where you're going to be able bike and
20 hike and walk physically down into just gorgeous areas that
21 I've never been privy to 'cause quite honestly it's behind
22 private property, private gates, and you need a code to get
23 back there. So anyone that's back there riding their
24 motorcycles they're there illegally and they're trespassing.
25 So when it comes to accessibility to the river for me and my

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1 family quite honestly it's the extent that you cross the river
2 a Bouquet or McBean Bridge and you get to look down at it.

3 So when I see us having opportunities where we have
4 more open space, and that's one of the reasons honestly, I
5 wanted to make sure I clarify, the only reason I voted no
6 earlier to some of the, the open space acquisition is because I
7 want to see us continue to get these opportunities where we
8 bring a thousand acres of Golden Valley Ranch Project, we're
9 bringing stuff with the Newhall, I forget the project, Needham
10 (phonetic) Ranch, the Gates King (phonetic) property, the
11 property here today we're bringing over seven hundred acres, so
12 we can use our General Fund money, the one, one and a half
13 million for improvements, such as gymnasiums and parks.

14 I have no problem with the purchase of the open
15 space. It's just when I see these things happening I'm
16 thinking maybe there's other ways to spend the money. So I see
17 this as being a way to, to access the river we've never had.

18 School crowding, honestly, those who state that right
19 now aren't aware. Valencia High School's looking at staff
20 downsizing. They're losing the assistant principal position,
21 they're losing a counselor, they're losing physical education
22 teachers.

23 As a result of this communities hard work and efforts
24 they're building a West Ranch, they're building a Golden Valley
25 High School, Rancho Pico, Rio Norte, dozens, I don't know how

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1 many elementary schools in the past six years we've built.
2 We're actually downsizing at the high schools. Believe if not
3 Saugus High School looks like it might be one of the only
4 schools that actually experiences growth next year. I think we
5 have a hundred students. I think everybody else, with the
6 exception of someone like Golden Valley where they get a whole
7 new grade, you know, and then they go ninth, tenth, and now you
8 got an eleventh grade, they're going to experience growth, same
9 as West Ranch. But some of these crowded high schools, when
10 you heard Valencia have thirty-four hundred people, that's not
11 the case any longer. They're, they're looking at property up
12 at Castaic to even build more high schools and more junior
13 highs as well as the elementary districts. So the school
14 crowding as a result of the bonds is, is not the issue.

15 I'm not a big fan of apartments. I've been very
16 honest with you. Apartments, especially over in Jake's Way, to
17 me are some of the more blighted areas. Talking to sheriffs
18 our, our problems when it comes to within the schools, as well
19 as just general crime, is that because of apartment renters, I
20 don't know. I think it's because you put too many darn people
21 into one space with no, no parks, no pools or whatever. And so
22 I, I was a big person saying I don't want apartments because I
23 don't see -- for whatever reason when people have private
24 property owner rights there's a whole different feel. And also
25 with condos come more amenities, and I just felt that it was a

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1 better project. And so I have to commend them for listening to
2 that 'cause I know that they lost money as a result of that.
3 So they lost money, okay? I didn't have a problem with that.
4 I wanted -- didn't want to see the apartments. I mean, I'll be
5 honest with you. So on those aspects, you know, I want to
6 commend them.

7 I'm someone that thinks every time you get a bite at
8 the apple you take a bite at the apple. In addition to all the
9 things you hear tonight -- I, I commend Council Member Weste
10 'cause when it comes to trails and parks and open space I know
11 generally as a rule I can trust her. I don't have to go after
12 those things too. So when she says Round Mountain and Newhall
13 McBean and, and this trail and that trail I'm pretty secure in
14 myself that she knows what she's doing and she goes after it
15 hard. And so I always respect that they, they are responsive
16 to that, as well as the other Council Members.

17 I know for myself there were certain things that I
18 specifically want to see as conditions in here. We heard
19 tonight from sixteen thousand four hundred people of
20 disability, we heard many people came forward with
21 disabilities, Pleasantview Industry (phonetic) is part of
22 Saugus. Saugus -- this is, in my eyes, a Saugus community
23 project. That why I put forward the thirty thousand for the
24 sign. There's a hundred and twenty-five adults with mental and
25 physical disabilities that no one helps. I mean quite

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1 honestly, they do their own workshop and they piecemeal,
2 they're getting poured on by the rain. I told them, I said I'd
3 like to see as part of this project you fix that roof, put a
4 roof on, because somebody has to look after them. If that
5 means me in these projects doing that I'll do that.

6 The other things that I looked towards, it's adjacent
7 to Central Park. We heard about all the traffic and trips. I,
8 I would like to see them contribute and be a major contributor
9 to the memorial. I know the Reynold's Family contacted Glenn
10 as well a Penny Upton because I think that an important thing
11 for our community and for our youth so -- especially with the,
12 now the Cross Valley Connector. I don't want to see that
13 become the roadside memorials down, down Newhall Ranch as it is
14 in Bouquet.

15 So those are the things I always look to when, when
16 we get a chance with any developer to come forward to meet
17 other needs, especially if there's a nexus between the project
18 and that community. And I looked also to (inaudible). I think
19 they're -- they have in the past been responsive to needs of
20 the Senior Center. I think this time I think there's a need
21 for some of the schools in the area, making a contribution to
22 schools so they have the ability to meet some of the personal
23 things they have that aren't funded. The, the school bond
24 money doesn't take care of ephany (phonetic), computers, et
25 cetera. So I have made that request. So I wanted to make that

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1 also public.

2 But that's it. I wanted to thank Newhall Land again,
3 and I'm going to thank Lanar because I was very candid and a
4 big critic that when they took over this company that it would
5 be less than what we've been -- what we've come to have known
6 and I don't see that here, so I want to thank them.

7 COUNCILMEMBER MCLEAN: Well, I just want to , as
8 Frank is asking for all of this stuff, since apparently this
9 second pedestrian bridge isn't going to be built there, there
10 should be some extra funding available to be used for open
11 space or maintenance or something such as that. And I don't
12 know how much Frank thinks things costs, but for instance,
13 there's the Placerita Nature Foundation that, that could use
14 some money. There's other open space areas that need
15 maintenance, and perhaps we could get some money for that. I
16 just want to know how much you'd be willing to, to give to
17 that.

18 MAYOR SMYTH: Is that a question for the applicant?

19 COUNCILMEMBER MCLEAN: Yes, it is.

20 MAYOR SMYTH: Mr. Adamick, before, before you ask
21 that, I, I feel like I need to ask the question here, probably
22 of our City Attorney and of our planner, I mean, forgive me, I
23 mean, all these requests that we're making from the Council and
24 everything, I think they're all worthy things, but I mean, is
25 there really a nexus to this? And I, I mean, I don't want us

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1 to be getting in trouble asking for, for things that aren't
2 relevant to, you know -- and I guess that's my question is, you
3 know, the -- I don't mean to be the one to, to bring this up
4 but I, I have -- I just want to make sure that what we're
5 asking for are things that, you know, that we can ask for.

6 MR. NEWTON: I, I think to the extent that you get to
7 far afield n the nexus issue, you know, the nexus being that
8 the, the conditions of approval you impose, the exactions you
9 impose on the property, the, the additional contributions
10 you're requiring have to have some relationship to the impacts
11 that are being created by the property and the project.

12 To the extent you start to get too far afield from
13 that I would venture to guess that it will be the applicant who
14 will bring that to your attention before I will. But so far I
15 haven't heard anything that's too far out of the realm.
16 Certainly, you know, you'd start to get into gray areas. And,
17 and if he thinks you're getting too black he'll probably bring
18 that to your attention before I will.

19 MAYOR SMYTH: Thank you. Okay. Mr. Adamick.

20 MR. ADAMICK: Well, thanks for putting me on the
21 spot. I think, I think what I wanted to do is, is perhaps go
22 through the list of items Council Member McLean listed earlier,
23 just for my feedback. As far as the condition related to no
24 lots being allowed with the flood hazard line or within the
25 FEMA flood hazard, that's acceptable to us. As far as the

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1 construction of a water feature at the trail head, we're
2 certainly amenable to that. We've been working with parks a
3 little bit on a trail head design. And the trail head that
4 this probably makes the best sense for on the site is the trail
5 head on the old commercial lot that is not longer commercial
6 anymore where we, we'll be building some parking spaces and we
7 can certainly add a water feature to that.

8 In regards to monitoring from, from the City, I did
9 want to clarify that the City staff and the City is actually
10 charged with, with hiring the consultant that does the
11 monitoring on these projects as they're built. And certainly
12 we wouldn't have a concern if, if staff wanted to, to, to hire
13 somebody to represent staff. I know in the past we've worked
14 with Seal Carroll (phonetic), Will Dan (phonetic), and, and I
15 don't know, maybe that's a person that, that could be utilized
16 to kind of work with Mr. Hogan to oversee that effort.

17 I think in regards to, to the additional items raised
18 by Council Member Ferry and, and Council Member Weste, you
19 know, clearly we've always been an organization that, that
20 prides ourselves on community involvement. And I, you know, I
21 think many of these things are similar to what we've done with
22 passed developments to, to really kind of create a positive
23 community image. And I think, you know, working with staff on
24 a contribution to the Pleasantville community, I think working
25 with staff on a contribution to Central Park for amenities that

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1 are going to be enjoyed by our residents as well, and I think
2 working with staff on some sort of contribution to, to a school
3 district, something we've done on other developments frankly in
4 the County and in the City, would be acceptable.

5 And I think finally, you know, we would also be
6 willing to sit down and work with staff and come up with a
7 number in regards to, to open space preservation or
8 acquisition, because clearly that's beneficial to our residents
9 as well, and I think those would all be acceptable to us today
10 and, and would like the opportunity to work with staff on those
11 final conditions and then present those to the Council.

12 COUNCILMEMBER MCLEAN: Thank you.

13 MR. ADAMICK: Thanks.

14 MAYOR SMYTH: Thank you, Glenn. Just my final
15 comments, see by attrition there's, you know, not to many folks
16 left. But again, I don't think anyone on the Council has made,
17 you know, our position, you know, much of a secret in terms of,
18 you know, our position on roads, the Cross Valley Connector. I
19 think we've all made that very public through, you know,
20 through every campaign that each one of us has participated in
21 to the public that this is what we stand for, these are -- if
22 you elect us we're going to fight to get more roads and more
23 parks and open space and all those things. And, and so I feel
24 very comfortable that by, by going with this project we're, you
25 know, I'm living up to, to what I have stated publicly as my

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1 position.

2 So what I want to do is, is make sure that, before we
3 move forward with any motions or anything, make, make sure with
4 our staff, make sure, Jeff, that you've got everything, that
5 you're pretty comfortable with where the -- what the Council is
6 asking for and where we are and with the comments and
7 everything, I just want to make sure, and the conditions.

8 MR. HOGAN: Yeah. Staff has clear direction with the
9 exception of one, which was that one unresolved issue. The
10 applicant's requesting that one point three Quimby credit.

11 MAYOR SMYTH: Right.

12 MR. HOGAN: And staff's opposed to that. So we just
13 need a direction on that.

14 S I would, I would support the staff on that 'cause I
15 think it does set a precedent of using, you know, the staff's
16 concerned about using earthquake zone areas, but that's, that's
17 my personal opinion.

18 MAYOR PRO TEM WESTE: Well, I agree with staff on
19 that, but I think when somebody's giving seven hundred acres
20 that's a lot. Is there a potential for a compromise here where
21 you give them some credit off of maybe a portion of the land
22 that's over on Round Mountain that's adjacent to the end of the
23 cul-de-sac, the flat area that's -- I mean, it's served by
24 access to roads and utilities. In other words, don't take
25 the -- don't give the, give the Quimby credit somewhere else.

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1 In other words, you can give them credit but not have credit
2 for the land that's at Grandview in earthquake. In other
3 words, they just want some Quimby credit.

4 MAYOR SMYTH: We all want a little Quimby credit,
5 don't we, right?

6 MAYOR PRO TEM WESTE: Right. I mean, it doesn't
7 sound to bad when you say it that way, Mayor. But anyway, I, I
8 think there's been an awful lot of flexibility here and
9 whatever staff can work out. But it seems to me that we should
10 just find a --

11 MAYOR SMYTH: We're talking one point three acres
12 here.

13 MAYOR PRO TEM WESTE: Yeah, I know.

14 COUNCILMEMBER KELLAR: Big deal.

15 MAYOR PRO TEM WESTE: That's why it's just not that
16 big a deal.

17 MAYOR SMYTH: Ken?

18 MR. PULSKAMP: The, the reason why we recommended
19 against this, it simply won't allow for any construction. So
20 we tried to look at a compromise. We thought, well, maybe if
21 it could only build on twenty-five percent of the property
22 we'll give them twenty-five percent credit. And as it turns
23 out you can't build on any of it. So we would recommend that
24 theirs is no credit given for that.

25 MAYOR SMYTH: I'm going to go out on a limb here and

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1 say that's probably not a deal breaker on this if we go with
2 the staff recommendation and if the Council's comment, so you
3 got your direction on that?

4 MR. HOGAN: Yes.

5 MAYOR SMYTH: With that then I would. Like to again
6 look for, for a motion from the Council.

7 MAYOR PRO TEM WESTE: Mayor, I'd be glad to do that.
8 Motion -- but I just want to make sure that the LMD issue was
9 addressed the tree palette when planning -- as part of the
10 documents.

11 MR. HOGAN: Yes, it is.

12 MAYOR PRO TEM WESTE: 'Cause those existing
13 homeowners really need to be comfortable.

14 COUNCILMEMBER KELLAR: Motion to approve the
15 recommended action?

16 MAYOR PRO TEM WESTE: Yes.

17 COUNCILMEMBER KELLAR: Second.

18 MAYOR SMYTH: And that would, just to clarify, the
19 recommended action would be basically item number five on, on
20 the agenda, option five to direct staff to prepare documents to
21 come back for the April 11th -- or 12th.

22 MAYOR PRO TEM WESTE: Yes, and noted that the Mayor's
23 out on a limb. We need a little late night humor here.

24 MAYOR SMYTH: Okay. So we have a -- then we have a
25 motion and a, and a second. City Clerk, please call the role.

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1 CITY CLERK DAWSON: Council Member Kellar?

2 COUNCILMEMBER KELLAR: Yes

3 CITY CLERK DAWSON: Council Member Ferry?

4 COUNCILMEMBER FERRY: Yes.

5 CITY CLERK DAWSON: Council Member McLean?

6 COUNCILMEMBER MCLEAN: Yes.

7 CITY CLERK DAWSON: Mayor Pro Tem Weste?

8 MAYOR PRO TEM WESTE: Aye.

9 CITY CLERK DAWSON: And Mayor Smyth?

10 MAYOR SMYTH: Aye.

11 CITY CLERK DAWSON: Motion carries.

12 AGENDA ITEM NO. 10 CONCLUDED AT 10:22 P.M.

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Lutz & Company, Inc.
(626) 303-1113

CITY OF SANTA CLARITA PLANNING COMMISSION MARCH 2, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter stated that he had sent the City a letter regarding the project, but no one responded to him with regard to a survey being made without notifying him. The California Indian Council Foundation was consulted and provided monitoring during the Phase II archaeological test excavations, represented by Mr. Richard Angulo. Mr. Charlie Cooke was also consulted during the planning of the project. At his request, additional Phase II testing was conducted on site CA-LAN-3043, which Cooke monitored. Both the California Indian Council Foundation and Cooke have concurred with the adequacy of the fieldwork, the significance determinations that have resulted from the fieldwork and analysis, and the final recommendations for both sites.

Response 2

The commenter stated that his peoples should be the ones to determine these [archaeological] sites. He understood that he was going to get a copy of the reports. Please see **Response 1**, above, with regard to consultation. Secondly the archaeological reports are located in Riverpark Draft EIR Appendix 4.18.

Response 3

The commenter stated that the Santa Clara River is a sensitive site for his people. He stated that the destruction of these sites has to stop. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 4

The commenter stated that they are losing sites every day, including one in Moreno Valley. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 5

The commenter stated that we have to go through this to make people realize that his peoples are here and that they should have input. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 6

The commenter stated that he opposed the project because he did not want to see any site destroyed. None of the archaeological sites would be destroyed. One will be preserved in open space and one will be salvaged. Please see Draft EIR Section 4.18, Cultural Resources.

Response 7

The commenter stated that there is a possibility that a burial site might be found on the site. He noted that if a burial site were to be found he would be contacted, as he is listed with the Native American Heritage Commission, and he would be deciding on what to do with the remains. In actuality, if a burial site is found, there is a list maintained by the Native American Heritage Commission, which lists a number of individuals that could be assigned to monitor the remains. The commission determines who shall monitor the remains.

Response 8

The commenter was disturbed because the Planning Commission did not notify him of the [surveys], and asked that the impact on the cultural sites be seriously reviewed. The cultural resources on the site are addressed in detail in Draft EIR Section 4.18, Cultural Resources, and in the supporting technical report (Draft EIR Appendix 4.18). The commenter stated that the banks of the river are sensitive. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 9

The commenter stated that his ancestors were here and "little by little it's being destroyed." Developing this site to him is similar to bulldozing a cemetery. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically

comment on the Draft EIR or raise any other CEQA issue, no further response is required. Nevertheless, please see **Response 8**, above.

Response 10

The commenter highlighted previous park plans that were investigated for the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 11

The commenter stated that two of the best park sites have been wiped out in the North Valencia Annexation projects. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 12

The commenter believes that the best part of the river for a park site is right where Newhall Ranch Road would be extended. Because the commenter does not specifically comment on the Draft EIR, or raise any other CEQA issue, no further response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 13

The commenter believes that the project has many problems because it is going to cut and fill everything on the property and that the river would be impacted. Revised Riverpark Draft EIR Section 4.6, Biological Resources, and Draft EIR Section 4.20, Floodplain Modifications, acknowledge the project's potential impacts to Significant Ecological Areas (SEA) and associated riverine habitat (as identified by the resource line). While riparian vegetation can be planted and enhanced along preserved portions of the river, there will still be a net loss of 8.4 acres of SEA and associated riparian habitat and riverbed (associated with the revised site plan) that ultimately cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a net loss of 8.4 acres of open space land (associated with the revised site plan) as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact. Nonetheless, large portions of the project site would not be developed, the 330.8

acres of the Santa Clara River, the 29-acre active/passive park in the center of the site, and the area east of Area B.

Response 14

The commenter noted that Newhall Ranch Road would go through the middle of the project. The commenter is correct in that the extension of Newhall Ranch Road would go through the project site. However, this extension is part of the City's General Plan and is the City's number one roadway priority, and its construction will ultimately alleviate traffic congestion along Soledad Canyon Road, which is currently performing at unacceptable Level of Service (LOS) levels. (See Draft EIR Section 4.3, Traffic/Access, and Appendix 4.3.) This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 15

The commenter stated that the proposed higher sound walls would not protect homes. Draft EIR Section 4.5, Noise, analyzes the potential noise impacts of the project and the reduction in noise levels that the proposed sound walls would achieve. The City is uncertain as to what area the commenter is referring; consequently, no more specific response can be prepared. This comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 16

The commenter criticized the project design as including two larger roads. However, the Newhall Ranch Road extension is part of the City's General Plan and is the City's number one roadway priority, and its construction will ultimately alleviate traffic congestion along Soledad Canyon Road, which is currently performing at unacceptable LOS levels. (See Draft EIR Section 4.3, Traffic/Access, and Appendix 4.3.) Additionally, Santa Clarita Parkway is a roadway planned in the City's General Plan and is needed to alleviate traffic congestion. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 17

The commenter suggested that the Newhall Ranch Road/Golden Valley Road Bridge does not need to be built and all of the money that would have been expended on that roadway should be allocated to buying the project site to expand Central Park. Please see **Responses 14 and 16**, above. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 18

The commenter stated that the project's 29-acre park is perpendicular to the river and is no good. However, the 29-acre active/passive park consists of an existing canyon with a significant number of oak tress and a jurisdictional drainage and is, therefore, properly preserved. (See Draft EIR Section 4.12, Parks and Recreation, and Revised Draft EIR Section 4.6, Biological Resources; see also Final EIR **Appendix C**, Oak Tree Report, prepared by Tree Life Concern [May 2003].) The active component of the park is located adjacent to the river and will provide the river-adjacent experience that the commenter appears to believe is important. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 19

The commenter stated that the open space proposed by the project is the river and you can't do anything with the river anyways, except block it to preserve the homes that are being built. To the extent the comment can be interpreted as criticizing the amount of open space within the project, please see Draft EIR Section 4.12, Parks and Recreation, which describes the private and public parks and trails within the project, and analyzes the project's contribution to parkland in the City, and which concludes that the project provides more than its share of such uses. To the extent the comment can be interpreted as objecting to the bank stabilization proposed, the potential impacts of the bank stabilization and the project as a whole are analyzed in Draft EIR Sections 4.2, Flood, 4.8.1, Water Quality, and 4.20, Floodplain Modifications, and in Revised Draft EIR Section 4.6, Biological Resources. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 20

The commenter stated that natural boundaries would be removed and habitat protection is compromised. Please see **Response 19**, above. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 21

The commenter stated that the Cross Valley Connector would just create more traffic. He suggested eliminating the roads, reducing the density, putting in fewer houses, and just making the housing more expensive so the profit would be the same. Please see **Responses 14** and **16**, above. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 22

The commenter stated that people were going to come and just talk about the project but he contends that he has to do something about the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 23

The commenter stated that the California Native Plant Society opposes the project because it would create permanent impacts on the Santa Clara River floodplain. Riverpark Draft EIR Section 4.20, Floodplain Modifications, analyzes the project's potential impacts on the floodplain, and concludes that the project would not cause any unavoidable significant impacts due to floodplain modifications. The comment does not raise any specific issue regarding that EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 24

The commenter stated that as of 1989 there had been a 98 percent reduction in wetlands and floodplains in Southern California. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 25

The comment suggests that wetlands and floodplains provide water quality and flood protection benefits. The comment does not raise any specific issue regarding that EIR analysis and, therefore, no more specific response can be provided or can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 26

The commenter requested that the City remove development from the floodplain. Please see **Response 23**, above.

Response 27

The commenter stated that rare plant species are located on the project site. The Revised Riverpark Draft EIR lists the rare plant species found on the site in Section 4.6, Biological Resources, Table 4.6-1, p. 4.6-21.

Response 28

The commenter suggested that the City require the use of native species in landscaping, not exotic vegetation, especially in those areas that interface with open space. Revised Draft EIR Section 4.6, Biological Resources, recommends the use of native species wherever possible.

Response 29

The commenter noted that her organization was publishing a gardener's training pamphlet on the care of native plants in conjunction with the Metropolitan Water District and the Rancho Santa Ana Botanic garden. This comment is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 30

The commenter requested that the brush clearings for fire safety be included within the footprint of the proposed project and asked whether it would have any impacts to native vegetation. Brush clearance was included in the area impacted as outlined in Revised Riverpark Draft EIR Section 4.6, Biological Resources. Impacts to native vegetation are discussed on pp. 4.6-60–72.

Response 31

The commenter stated that the California Native Plant Society urged conservation of California's natural resources. The project has been designed to preserve native species to the greatest extent feasible. (See Revised Riverpark Draft EIR Section 4.6, Biological Resources.) This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 32

The commenter stated that she has brought up many illegal activities, such as off-road vehicles in the Santa Clara River, with the City, Fish and Game, Fish and Wildlife, and Army Corps of Engineers which continue to destroy the river, but that nothing has been done. Revised Draft EIR Section 4.6, Biological Resources, pp. 4.6-106–109, addresses such indirect impacts and proposes appropriate mitigation that will reduce these impacts to a less than significant level (see Mitigation Measures 4.6-13–9-19). This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 33

The commenter asks how the City can possibly protect resources within the Riverpark project area. All mitigation with regard to the success of mitigation measures relative to the Natural River Management Plan (NRMP) is the jurisdiction of U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG), and not the City of Santa Clarita. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically

comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. The City of Santa Clarita will enforce all mitigation pursuant to the Mitigation Monitoring Plan adopted by the City Council for this project.

Response 34

The commenter indicated that the western spadefoot toad was not discussed in the Draft EIR. Since the time the Draft EIR was prepared and released the western spadefoot toad was found on the project site. As a result of this finding, a Revised Riverpark Draft EIR Section 4.6, Biological Resources, was prepared, discussing potential impacts to this species. This revised Draft EIR Biological Resources section was circulated for a 45-day review period.

Response 35

The commenter stated that the LA River will never support arroyo toads, stickleback fish and they are lost. The commenter stated that you can't just save the bottom of a river and protect this resource. The Riverpark project incorporates buried bank stabilization for a majority of its flood protection. Section 1.0, Project Description, p. 1.0-33 outlines with specificity how the project would provide for bank stabilization:

"[b]ank stabilization and toe protection/erosion protection would be installed along the Santa Clara River, as shown in Figure 1.0-12. It is the intent of the project applicant to protect important biological resources present on the project site through the use of buried bank stabilization at the riverbank's edge, with the exception of the toe or erosion protection adjacent to Area B and the Newhall Ranch Road/Golden Valley Road Bridge abutment. It is also the intent of the project to minimize the amount of bank stabilization necessary to protect development and property from erosion. Except for bank stabilization and trails and encroachments in Planning Area A2 proposed development has largely been set back from the Santa Clara River. About 3,000 linear feet of bank stabilization would be necessary to protect Newhall Ranch Road, including Newhall Ranch Road/Golden Valley Road Bridge, and approximately 6,000 linear feet would be necessary to protect the residential and commercial development. Approximately 1,500 linear feet of toe or erosion protection would be installed adjacent to Area B. Environmental impacts associated with bank stabilization on this site was analyzed in the EIR/EIS prepared for the approved NRMP, but is further analyzed as part of this project. Buried bank stabilization would extend from the western tract boundary (adjacent to Area E) and terminate in the general area of the future Santa Clarita Parkway Bridge adjacent to Areas A2 and B. Toe protection (A-Jacks or exposed soil cement) is being proposed at the base of the bluff (approximately 1,500 feet in length) below Planning Area B (please see Figure 1.0-11, Analyzed Roadway Improvements on Major Thoroughfares). A combination of buried bank stabilization and concrete gunite would be utilized in the area of Newhall Ranch Road/Golden Valley Road Bridge. The area between the end of the toe protection and the Newhall Ranch Road/Golden Valley Road Bridge abutment will not include bank stabilization. Most of the bank stabilization would be buried and generally made of soil cement. Please see Figure 1.0-12, Bank Stabilization, for an illustrative of bank stabilization techniques."

Moreover, after the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources, were released to the public, the project was revised to push the bank stabilization in the western portion of the project site back to preserve mature riparian resources and further reduce potential impacts.

Response 36

The commenter requested that the City look at the Transit Mix Company mining project because the City wants to protect the river at that site and yet the City has an entire arid plain portion of the Santa Clara River that is being destroyed. The project would not destroy the river. Please see **Responses 13, 19, and 23**, above. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 37

The commenter noted that she has a book on important bird areas that states that the Santa Clara River is going to be completely destroyed and she suggests that the Planning Commission read it. The book talks about the damage within LA County. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 38

The commenter was concerned with having development walk hand-in-hand with existing residences. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 39

The commenter noted that the project abuts her property. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 40

The commenter requested that the variance to increase the height of the apartment units be disallowed. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 41

The commenter stated that the hill would be cut to allow into her neighborhood the noise and smog from Newhall Ranch Road. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood. Otherwise, for the analysis of potential noise impacts, please see Draft EIR Section 4.5, Noise, and for potential air quality impacts, please see Draft EIR Section 4.4, Air Quality, and Final EIR **Appendix B**.

Response 42

The commenter was concerned with regard to her quality of life if the project is developed and how problems were going to be mitigated. The commenter did not provide any specificity as to exactly what problems were not going to be mitigated, consequently no further response can be provided. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 41**, above.

Response 43

The commenter was informed that no other habitat could be provided for the western spadefoot toad. The project applicant has been actively working with the California Department of Fish and Game (CDFG) since western spadefoot toads were observed on the project site. (Please see Compliance Biology, Status of Work Associated with Western Spadefoot Toad on the River Park Project Site, September 13, 2004 and Western Spadefoot Toad Habitat Enhancement and Monitoring Plan, River Park Project Site, Los Angeles County, California, November 2004; Final EIR **Appendix C**.)

As Mitigation Measures 4.6-9-12 demonstrate, all mitigation activities will be approved by CDFG and the designated qualified biologist is required to report to CDFG during the monitoring period. The

mitigation pools created as part of the relocation and habitat enhancement plan will provide habitat that is suitable and able to retain water for longer periods than the current pools on the site and that could equally support western spadefoot toads. Similar mitigation has been approved by FWS/CDFG in Orange County, California.

Response 44

The commenter stated that there are rights of landowners, rights of the existing population, rights of the inhabitant species, and cultural rights of the Native Americans. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 45

The commenter supported the project applicant's decision not to remove the hill near Gavilan Drive. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood.

Response 46

The commenter noted that he did not see one school on the project site. He indicated that Blue Mesa and Plum Canyon are overcrowded at this point. He indicated that the City has been shortsighted in the planning for schools and asked why aren't they planned. Please see Draft EIR Section 4.10, Education, which concludes that there will be no unavoidable significant impacts on schools, and Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

With regard to overall school planning, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 47

The commenter stated that the CEMEX project proposed half of the grading proposed by the project, and considerable dollars have been spent by the City fighting that project. This comment is acknowledged

and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 48

The commenter stated that he noted the concern that the City had with CEMEX dirt going up the canyon. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 49

The commenter wanted to know why the City would spend so much money over CEMEX when the proposed project would grade 11 million cubic yards of dirt, which is twice the amount of grading. However, the project proposes to site grade 5.5 million cubic yards of dirt (balanced on site) and another 3.6 million cubic yards of remedial grading, not 11 million cubic yards. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 50

The commenter questioned the number of lanes proposed—if it was two lanes in each direction or two lanes total. Full buildout of the project, combined with existing background traffic and projected growth, necessitates the construction of the Newhall Ranch Road (full grading, four–six lanes), including the Newhall Ranch Road/Golden Valley Road Bridge, from its current eastern terminus near Bouquet Canyon Road to the Golden Valley Road/Soledad Canyon Road flyover. This road and this bridge would be used by both project traffic and non-project related traffic.

Response 51

The commenter raised the question of increased traffic flow to Soledad Canyon Road and where all of the traffic would go. As explained in Draft EIR Section 4.3, Traffic/Access, at pp. 4.3-18–19, a method in which to model the improvement of surrounding intersections due to the implementation of the Cross Valley Connector involves the comparison of two scenarios: Scenario 1 – Interim Year/No Riverpark Project and No Cross Valley Connector (Riverpark portion) and Scenario 2 – Interim Year/Riverpark Project and Cross Valley Connector (portion through Riverpark). The Interim Year is generally 10 years

into the future and would include additional traffic generated by projected ambient growth during that time frame.

The respective intersections and the comparison are as follows:

- Bouquet Canyon Road/Soledad Canyon Road – In Scenario 1, the intersection of Bouquet/Soledad would operate at LOS D in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would operate at an LOS C in the AM peak hour and LOS E in the PM peak hour, a marked improvement over operating conditions in Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- McBean Parkway/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, the respective LOS in the AM and PM peak hour remain at the same grade (LOS D), with minor improvement. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- Bouquet Canyon Road/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS E in the PM peak hour. In Scenario 2, the LOS would improve, though remain at LOS D in the AM peak and improve in the PM peak hour to LOS D. Overall, intersection operations would improve in Scenario 2 as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- Seco Canyon Road/Bouquet Canyon Road – In Scenario 1, this intersection would operate at LOS E in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would remain at LOS E in the AM peak hour but would improve significantly to LOS D in the PM peak hour. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).

Valley Center Drive/Soledad Canyon Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, this intersection would operate at LOS B in the AM peak hour and LOS B in the PM peak hour, again a significant improvement as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).

Response 52

The commenter asked if any of the Planning Commissioners live in Canyon Country and if they get on Sierra Highway in the morning because you just sit and stop. Please see **Response 51**, above. With regard to where the Planning Commissioners live, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 53

The commenter stated that the project is going to increase housing yet there is no overpass and no road development to alleviate traffic congestion. With regard to roadway improvements and the proposed project, please see **Response 50**, above.

Response 54

The commenter opposed the applicant's proposal to reduce the front yard setbacks and driveway lengths to 16 feet in that these setbacks allow cars parked in driveways to block sidewalks. The commenter contended that this will increase housing and that cars are going to be parked on or over the sidewalk. After the Draft EIR was circulated to the public, the project was revised to require 20-foot driveways even where front yard setbacks are reduced to 16 feet. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 55

The commenter indicated that the project traffic is hitting Bouquet Canyon Road. The commenter asked if the project connects to Ermine Street. Please see **Response 51**, above, with regard to project impacts to Bouquet Canyon Road. The proposed project does not connect to Ermine Road.

Response 56

The commenter wanted a description of the private recreation areas. As discussed in Riverpark Draft EIR Section 4.12, Parks and Recreation, p. 25, "[t]he Unified Development Code allows for up to 30 percent credit for private recreation areas. These facilities may include, but are not limited to: publicly or privately owned playgrounds, tennis, basketball or other similar game court areas, swimming pools, putting greens, and athletic fields."¹ The project includes a total of four private recreation areas.

Response 57

The commenter asked how the City could allow 9.1 million cubic yards of dirt to be moved. (Draft EIR Section 1.0, Project Description, pp. 1.0-31, 33.) For analyses of potential impacts of this grading, please

¹ City of Santa Clarita Unified Development Code, Chapter 16.15.

see Draft EIR Section 4.1, Geotechnical Hazards, and Section 4.7, Land Use. The comment does not raise any specific issue regarding that EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 58

The commenter indicated that the EIR stated that homeowners were going to be notified of the existence of the speedway and businesses in the area. The commenter wanted to know how homeowners were going to be notified. As indicated in Riverpark Draft EIR Section 4.5, Noise, Mitigation Measure 4.5-25,

“[p]rior to sale of any single-family residential lot within Riverpark, future homeowners shall be informed via language in the disclosure documents the presence of the Saugus Speedway facility, the types of events that can potentially occur at the speedway, the expected frequency of their occurrence, and that noise from events at the speedway may be intermittently audible at their properties during daytime, evening, and late night hours.”

Response 59

The commenter wanted to know if the 7-foot sound walls were proposed for the riverside as well as Newhall Ranch Road. The majority of sound walls are proposed for those lots adjacent to Santa Clarita Parkway and Newhall Ranch Road. No sound walls are proposed along the river. Please see Riverpark Draft EIR Section 4.5, Noise, Table 4.5-4 regarding the location of sound walls, and under heading 7, Mitigation Measures Already Incorporated into the Project, pp. 4.5-32–33.

Response 60

The commenter stated that when she moved into Bridgeport she knew about the roadway connection but not about the proposed project's density. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the project's density and intensity are substantially less than that permitted by the City's General Plan and the project site's current zoning, which would have permitted (considering slope density) development of 3,461 dwelling units, 1,898,903 square feet of Community Commercial floor area, 8,344,092 of Commercial Office floor area, and 767,881 square feet of Industrial Commercial floor area. Please see Draft EIR Section 4.7, Land Use, p. 4.7-7.

Response 61

The commenter questioned the lack of schools. Please see **Response 46**, above, and Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 62

The commenter noted that there is no pedestrian bridge for the kids to cross over Newhall Ranch Road. Staff evaluated the Planning Commission's request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City's Pedestrian Bridge Crossing Evaluation Criteria Study. The evaluation was based on locating a pedestrian bridge crossing approximately 300 feet west of Santa Clarita Parkway on Newhall Ranch Road.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The Pedestrian Bridge Crossing Evaluation Criteria Study created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision-making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the Pedestrian Bridge Crossing Evaluation Criteria Study, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance. Weighting is provided to allow beneficial attributes to be valued higher than others, thereby, affecting the outcome of the evaluation. Survey results are scored as follows:

<u>Points</u>	<u>Recommendation</u>
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78; thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link, there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay the remaining costs associated with the pedestrian crossing when warranted in the future likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country. The pedestrian bridge location (and any potential linkage to the trail at Newhall Ranch Road and Central Park) would be finalized during the Final Map process.

Response 63

The commenter stated that there was a report coming out tomorrow with regard to the freeway situation and it is bad and part of the problem is the congestion create by homes. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 64

The commenter suggested that the project applicant just create bigger lots so that would be less congestion. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 65

The commenter asked about wildlife corridors, if they are narrowed, truncated, or reduced. Revised Draft EIR Section 4.6, Biological Resources, determines that upland portions of the site no longer function

as a north/south wildlife corridor between the Santa Clara River and upland undeveloped areas largely in part due to surrounding development. The Riverpark project is located within the center of the City of Santa Clarita with existing and/or approved development generally occurring to the north, south, east, and west.

The Draft EIR further indicates that habitat used by wildlife as movement corridors link together large areas of open space that are otherwise separated by rugged terrain, changes in vegetation, human disturbance, or by the encroachment of urban development. The Santa Clara River corridor is a perfect example of a wildlife corridor that links together large open space areas (San Gabriel Mountains, Santa Susana Mountains and the Angeles National Forest). This corridor is known to be an important migration and genetic dispersion corridor for many wildlife species occurring in the region.

Though clearly not a wildlife corridor, an area on the site that may be conducive to the limited movement of on-site wildlife may be the LA DWP Pipeline corridor. Newhall Ranch Road and the Santa Clara River Regional Trail would both bridge over this corridor allowing for wildlife movement underneath. This pipeline corridor would provide a route, without crossing Newhall Ranch Road, from the river to the undeveloped portions of the CLWA property. The areas directly outside of this Pipeline corridor could be enhanced (via landscaping) to encourage its potential use for north/south movement of on-site wildlife.

Response 66

The commenter agreed that the City should be looking at Native American sites and what has been lost along the river. Please see Riverpark Draft EIR Section 4.18, Cultural Resources, including the cumulative impact discussion on p. 4.18-25.

Response 67

The commenter wanted to know more about the timing of construction of the Santa Clarita Parkway. The Riverpark Traffic and Circulation Report (Appendix 4.3 of the Draft EIR) included two long-range alternative cumulative analyses related to a link of Santa Clarita Parkway, between Bouquet Canyon Road and Soledad Canyon Road. The first alternative downgrades this portion of the roadway from a six-lane major highway to a four-lane secondary highway. The second alternative removes this segment of Santa Clarita Parkway, from Bouquet Canyon Road to Soledad Canyon Road, altogether.

Deletion of this segment in the long-range analysis would have a significant effect on the surrounding roadway system. The Bouquet Canyon Road/Soledad Canyon Road, Bouquet Canyon Road/Newhall Ranch Road, and Seco Canyon Road/Bouquet Canyon Road intersections would all have a deficient LOS E or worse as compared to a scenario where the roadway remained. More importantly, Average Daily Trip (ADT) volumes with the deletion of this segment of the roadway would have a much greater effect on surrounding roadways. Bouquet Canyon Road, north of Newhall Ranch Road, increases by 20,000 ADT. Bouquet Canyon Road, between Soledad Canyon Road and Newhall Ranch Road, increases by 11,000 ADT. The elimination of this segment also affects roadways outside of the immediate project area with notable increases to McBean Parkway (4,000 ADT), Whites Canyon Road (2,000 ADT), and San Fernando Road (3,000 ADT).

The Riverpark Traffic and Circulation Report (Appendix 4.3 of the Draft EIR) included a long-range alternative Santa Clarita Parkway analysis that downgraded a segment of the roadway (Bouquet Canyon Road to Soledad Canyon Road) from a six-lane major highway to a four-lane secondary highway. The analysis indicates that the downgrade to a four-lane roadway yields results similar to the baseline six-lane roadway. It further indicates that this is to be expected since the forecasts based on a six-lane roadway show a demand for this segment of Santa Clarita Parkway that can be accommodated by a four-lane roadway. Some shifting of traffic patterns does occur during the peak hours. Overall, no deficiencies occur and the LOS either remains the same or changes slightly. All intersections analyzed in this long-range alternative remain at LOS D or better and ADT volumes for the surrounding roadways are relatively unaffected by the change in designation. More specifically, ADTs on Bouquet Canyon Road north of Newhall Ranch Road increases by 2,000 trips. ADT on Bouquet Canyon Road, between Newhall Ranch Road and Soledad Canyon Road, increase by 1,000 trips. ADT on Soledad Canyon Road, east of Bouquet Canyon Road, increases by 1,000 trips as well.

Response 68

The commenter indicated that they were unsure of what purpose the Santa Clarita Parkway Bridge and the Newhall Ranch Road/Golden Valley Road Bridge served. She also wanted to know the biological impacts of the proposed bridges.

The Cross Valley Connector, which includes the Newhall Ranch Road/Golden Valley Road Bridge, is a roadway that will run from the Interstate 5 (I-5)/State Route 126 (SR-126) interchange at the northwestern edge of the City to State Route 14 (SR-14) on the southeastern edge of the City. The roadway will connect to various streets within the City and will result in more efficient travel within the City.

There are several segments of the Cross Valley Connector that are either going through the environmental process, that are approved, that are being constructed, or that are built. The following is a list of the Cross Valley Connector segments starting at the I-5/SR-126 Interchange and ending at the Golden Valley Road/SR-14 interchange.

- I-5/SR-126 interchange to the Newhall Ranch Road/Rye Canyon Road intersection is in the environmental stage and is fully funded. Construction is anticipated to commence in early 2005.
- Newhall Ranch Road/Rye Canyon Road intersection to the Newhall Ranch Road/Bouquet Canyon Road intersection is built.
- Newhall Ranch Road/Bouquet Canyon Road intersection to the Santa Clara River just north of the Soledad Canyon Road "Flyover" is being analyzed in the Riverpark EIR and will also be analyzed in a separate EIR/EIS being prepared independently of the Riverpark EIR.
- Area just south of the Santa Clara River to an area just south of Soledad Canyon Road (named the Soledad Canyon Road/Golden Valley Road flyover which is a bridge over Soledad Canyon Road) is approved and will start construction this month.
- From the terminus of the Soledad Canyon Road/Golden Valley Road flyover to the Golden Valley Road/Sierra Highway intersection is built.
- Golden Valley Road/Sierra Highway intersection to SR-14 is currently under construction and is anticipated to be open this summer.

One example of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Riverpark Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carries 57,000 vehicle trips per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this stretch of Soledad Canyon Road is significantly reduced to a total of 36,000 vehicle trips per day. These reductions continue easterly along the Soledad corridor and are all due to the Cross Valley Connector. Consequently, a reduced number of trips on the Soledad arterial leads to improved intersection operation at the affected intersections.

Please see **Response 67**, above, with regard to the need for Santa Clarita Parkway and its bridge. The project proposes to build only a portion of the Santa Clarita Parkway, and that portion would not include the Santa Clarita Parkway Bridge or the connection to Soledad Canyon Road.

The potential biological impacts of the Cross Valley Connector including the Newhall Ranch Road/Golden Valley Road Bridge are analyzed and addressed in Draft EIR Section 4.20, Floodplain Modifications, and in Revised Riverpark Draft EIR Section 4.6, Biological Resources. Because the project does not include the connection of the Santa Clarita Parkway to Soledad Canyon Road, the potential

biological impacts of the Santa Clarita Parkway Bridge were not analyzed in the Revised Riverpark Draft EIR, but it was addressed in the cumulative biological analysis.

Response 69

The commenter indicated that the project applicant was asking for variance to the Unified Building Code and he wanted to know of similar variances that had been granted in the City to see how they were working. The project does not include a request for a variance. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

CITY OF SANTA CLARITA PLANNING COMMISSION APRIL 20, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter asks where the letters from the Saugus School District are located indicating that there are no impacts on the school system. The letter from the Saugus School District can be found in Final EIR **Appendix F**.

Response 2

Please see **Response 1**, above.

Response 3

The commenter is correct that, in response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood.

Response 4

The commenter suggests that the apartments in the project design will in time become a slum. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. However, since the Draft EIR was prepared and released for public review, the project has been revised to reduce the total number of residential units from 1,183 to 1,123, including, without limitation, converting Planning Area C from apartments to condominiums for a total of 419 single-family dwelling units, 324 apartments, and 380 townhomes/condominiums.

Response 5

The commenter voiced concerns that the three-story apartments would be too tall, that clotheslines and trash cans would be visible and views of the hill/ridge blocked. Riverpark Draft EIR Section 4.16, Visual Resources, analyzed the aesthetic impacts of the project, and concluded that the only unavoidable significant impact would be caused from the conversion of the project site from an undeveloped to developed condition. However, please see **Response 3**, above; the nose of the ridgeline between the

Emblem neighborhood and the apartments in Area D of the project will not be graded. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Current policies within the City of Santa Clarita Development Code require that trash facilities be enclosed. Proposed CC&Rs for the Riverpark project would preclude the use of clotheslines and consequently there would be no such visual impacts from either trash containers or clotheslines.

The comment does not raise any specific issue regarding the EIR's analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 6

The commenter states that he does not know what will happen to the rattlesnakes in the area of the project site. Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-84, acknowledges, "[i]mplementation of the proposed project would increase human and domestic animal presence in the area. Increased recreational and other human activity around these habitats could (1) displace a number of wildlife species...." While rattlesnakes are not a protected species, the Riverpark Draft EIR concludes on p. 4.6-109:

"[t]he total net loss of 280 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to developed. Though over 400 acres of the site will remain as open space and some of the habitat can be restored and enhanced within remaining open space areas of the site, there will still be a net loss of habitat for wildlife and open space that cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a mathematical net loss of 280 acres of open space land as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact."

Response 7

The commenter questions the conclusions of the Draft EIR with regard to student generation figures and impacts to the school system. Please see Riverpark Draft EIR Section 4.10, Education, p. 4.10-7-8, which calculates the students generated by the project based upon the generation rate factors provided by both the Saugus Union District and the William S. Hart Union High School District. Please see Final EIR **Appendix F**, for correspondence from both Districts indicating no impacts to the school systems based upon implementation of the Riverpark project.

Response 8

The commenter requests clarification with regard to the Cross Valley Connector. As stated in the Draft EIR Section 4.3, Traffic/Access, p. 4.3-18, the Cross Valley Connector is, "...the planned extension of Newhall Ranch Road over the Santa Clara River to connect with the planned and substantially funded extension of Golden Valley Road....Planned for completion in 2006/2007, the Cross Valley Connector will provide a continuous route from the State Route 14 (SR-14) at Golden Valley Road to Interstate 5 (I-5) at the State Route 126 (SR-126) interchange."

The Riverpark project results in the acceleration of the construction of the last, unfunded, unbuilt portion of the Cross Valley Connector. This improvement is required to be constructed and in operation before the project's 501st occupancy. Draft EIR Section 4.3, Traffic/Access, illustrates the benefits to the Valley's roadway network. One of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carried 57,000 vehicles per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this portion of Soledad Canyon Road is significantly reduced to 36,000 vehicle trips. Therefore, acceleration of the Cross Valley Connector by the Riverpark project, through its right-of-way dedication and B&T contribution, will result in the improvement of traffic conditions in the Santa Clarita Valley (SC Valley), including emergency vehicle movement.

Response 9

The commenter questions when the flyover would be required. The extension of Golden Valley Road (the "flyover"), from Soledad Canyon Road to a point approximately 900 feet north of Soledad Canyon Road is covered under a separate approval issued by the City. Construction has commenced on this improvement.

Response 10

The commenter requests information with regard to the circulation patterns within projects located to the east of the Riverpark site. The project located to the east is currently undergoing review and can be reviewed at the City of Santa Clarita Department of Building Services, 23920 Valencia Boulevard, Suite 300, Santa Clarita, California, 91355. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 11

The commenter questions the discrepancies between the grading figures mentioned at the March 2, 2004 public hearing and the grading quantities mentioned at the April 20, 2004 hearing. The March 2, 2004 Staff Report (**Appendix I**) indicated that the Riverpark project would move approximately 9.1 million cubic yards of earth, which would be balanced on site, including 3.6 million cubic yards of remedial grading. The April 20, 2004 Staff Report (**Appendix I**) indicates that the “project site grading would require the cut and fill of approximately 5.5 million cubic yards of earth, balanced on site. An additional 3.6 million cubic yards of remedial grading is also proposed.” The Riverpark Draft EIR correctly analyzes the impacts of the movement of 5.5 million cubic yards of earth, balanced on site, with an additional 3.6 million cubic yards of remedial grading. See Draft EIR Section 1.0, Project Description, pp. 1.0-31, 33, and Section 4.1, Geotechnical Hazards.

Response 12

The commenter questions why the City would approve this project, but oppose a different project when both would generate traffic. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 13

The commenter discusses setbacks and associated visual impacts. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 14

The commenter is correct in that, in response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood.

Response 15

The comment addresses the adequacy of roadways in the Emblem Tract. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 16

The comment suggests that existing traffic in the area, especially on Bouquet Canyon Road, will be worse with development of the project. The project's potential traffic and access impacts are analyzed in Draft EIR Section 4.3, Traffic/ Access. Please see **Topical Response 6: Traffic**.

Response 17

The commenter suggests the project site is the last remaining site in the City where the river adjoins the floodplain, rolling hills and mountains. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, the potential project-level and cumulative impacts of the project on the river and its resources, the floodplain, and views of the hillsides are analyzed and addressed in, respectively, Revised Draft EIR Section 4.6, Biological Resources; and Draft EIR Sections 4.2, Flood; 4.8.1, Water Quality; 4.20, Floodplain Modifications; and 4.16, Visual Resources. Finally, please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 18

The commenter states that if the City adhered to the Hillside Ordinance, Oak Tree Ordinance and protected SEA 23, this project would not be considered. The City of Santa Clarita is obligated by law to review any application that has been submitted to the City with the payment of applicable application fees—regardless of whether it meets code requirements. With regard to the Riverpark project, the City Oak Tree Ordinance allows for the removal of trees subject to certain provisions, and the mitigation recommended in Revised Riverpark Draft EIR Section 4.6, Biological Resources, is designed to ensure that the project meets those requirements. The project applicant has also submitted documents that it believes demonstrate that the project meets the requirements of the Hillside Ordinance. Additionally, with regard to SEA impacts, Revised Riverpark Draft EIR Section 4.6, Biological Resources, identifies areas of

significant ecological value, including riparian areas on the project site and proposes to reduce impacts to the SEA located on the site, thereby ensuring consistency with Policies 3.3 and 3.7 of the Open Space and Conservation Element of the City of Santa Clarita General Plan. Moreover, since the Draft EIR and Revised Draft EIR Section 4.6 were released for public review, the project has been revised to push the bank stabilization in the western portion of the project site farther back to retain mature riparian resources, which reduces the project's impacts to that extent. Finally, please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 19

The commenter suggests that the City deny the project and use the site as a park. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 20

The comment addresses general subject areas, which received extensive analysis in the draft environmental documentation. See, for example, Draft EIR Section 4.8, Water Services, pp. 4.8-33-42; Section 4.6, Biological Resources, pp. 4.6-26-27, 4.6-54-55, 4.6-73-74, 4.6-83-86, 4.6-91-92 (Mitigation Measure 4.6-1(n)-(r)), 4.6-96 (Mitigation Measure 4.6-1(kk)), and 4.6-105 (Mitigation Measure 4.6-8(d)); and **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**. Finally, please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

In addition, the comment refers to statements made by a biologist with the U.S. Forest Service relating to the damaging effects on unarmored threespine stickleback purportedly due to "overdraft of the river and drought, but does not provide the referenced draft report, nor any other statements or documents supporting the comment.

The comment does not raise any specific issue regarding that EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 21

The commenter states that the Riverpark project and every project within SEA 23 will impact stickleback habitat and will push that species to extinction. As is stated in Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-74,

“[t]he unarmored threespine stickleback is considered a federally listed Endangered species and the loss, though unlikely, of these individuals, if present during construction, could also be considered a substantial adverse effect on the population of these special-status species and, therefore, would be a potentially significant impact. However, the project design will incorporate NRMP measures (n) through (q), above. With these measures incorporated into the project design no significant impacts will occur to these special-status fish species.” Finally, please see **Responses 1** through **29** to **Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 22

The commenter states that the project is home to several sensitive species and that continued habitat destruction will push them to endangered status. Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-72–75 discusses the potential impacts to special status wildlife species. Page 4.6-109, concludes that after mitigation,

“[i]mpacts to western spadefoot toad. While mitigation measures can be implemented to create habitat and relocate individuals observed on the project site, these measures are not considered highly effective. It is expected that not all individual toads would be captured and relocated and that the created habitat might not meet the specific requirements for this species, thus, not supporting the relocated individuals. The loss of those individuals that are not captured and relocated, and those that are not adaptable to the created habitat, would be considered a significant and unavoidable impact.”

The Draft EIR does not conclude, nor necessarily agree with the commenter that this species will be pushed to the status of endangered, given proposed mitigation. Finally, please see **Responses 1** through **29** to **Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 23

The commenter suggests that resources can be more cost effectively managed and how important the project site is to the City of Santa Clarita. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 24

The commenter asserts that the Federal Native American Graves Protection and Repatriation Act (NAGPRA Act) is generally ignored, and generally that that Native American burial sites exist at the base of oak trees. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Finally, please see **Responses 1** through **54** to **Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 25

The commenter objected to the removal of an oak tree, not on the project site, and a possible burial site associated with that tree. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Nevertheless, see **Response 24**, above. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 26

The commenter asserts that Native Americans have rights under the NAGPRA Act, which the City must respect. The comment does not raise any specific issue regarding the EIR's analysis and, therefore, no specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Nevertheless, the Federal NAGPRA Act pertains to graves, grave goods, and sacred objects, understood to mean objects used in religious rituals and ceremonies. No sacred artifacts or features have been found on site CA-LAN-3043; site CA-LAN-351 has not been tested archaeologically and will be preserved, though no sacred artifacts or features are known to be present on it either. The NAGPRA Act, therefore, has no factual relevance to the Riverpark project, and, in any event, is a federal act that does not apply to the project. Please see Draft EIR Section 4.18, Cultural Resources. Finally, please see **Responses 1** through **54** to **Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 27

The commenter alleges that impacts to the blunt-nosed lizard and the arroyo toad were ignored on the Elsmere Canyon project site. This comment is acknowledged and will be forwarded to the decision

makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 28

The commenter hopes that the City is doing water studies and asserts there is not enough water in California. Water Resources received extensive analysis in the draft environmental documentation. See, for example, Draft EIR Section 4.8, Water Service; and Volume IV, Appendix 4.8 (Water Service Data). The comment does not raise any specific issue regarding that EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. In addition, please see **Topical Responses 1** through **4** of the Final EIR.

Response 29

The commenter is concerned with reducing the ridge adjacent to Gavilan Drive. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood. In addition, please see **Responses 1** through **5** to **Comment Letter 31**. (John Gonzalez, 2004)

Response 30

The commenter indicated that he was submitting a letter from Emblem Tract residents concerned with the lowering of the ridgeline along Gavilan Drive. Please see **Response 29**, above.

Response 31

The commenter is concerned with Emblem School over-crowding. Please see **Response 7**, above. In addition, please see **Responses 1** through **5** to **Comment Letter 31**. (John Gonzalez, 2004)

Response 32

The commenter is concerned with the adequacy of roadways in the Emblem Tract. The comment does not raise any specific issue regarding the EIR's analysis and, therefore, no specific response can be provided. However, the comment will be included as part of the record and made available to the

decision makers prior to a final decision on the proposed project. In addition, please see **Responses 1 through 5 to Comment Letter 31**. (John Gonzalez, 2004)

Response 33

The commenter is concerned with impacts to wildlife and asserts that they will be “obliterated.” Impacts to wildlife are discussed in **Response 6**, above. Although the impacts to the loss of 280 acres of wildlife habitat is considered significant, it must be noted that 330.8 acres (Santa Clara River) of the 695.4-acre project will not be developed and would be preserved for open space/river use. The comment does not raise any specific issue regarding the EIR’s analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. In addition, please see **Responses 1 through 5 to Comment Letter 31**. (John Gonzalez, 2004)

Response 34

The commenter contends that nothing is being done to protect the western spadefoot toad or the unarmored threespine stickleback, which the commenter believes are becoming extinct. Please see **Response 22**, above, with regard to the spadefoot toad. Please see **Response 21**, above, with regard to the unarmored threespine stickleback. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-105–106 provides for and discusses mitigation measures aimed to protect the unarmored threespine stickleback and spadefoot toad. (Please see Compliance Biology, Status of Work Associated with Western Spadefoot Toad on the River Park Project Site, September 13, 2004 and Western Spadefoot Toad Habitat Enhancement and Monitoring Plan, River Park Project Site, Los Angeles County, California, November 2004; Final EIR **Appendix C**.) In addition, please see **Responses 1 through 11 to Comment Letter 20**. (Ventura Coastkeeper, May 2004)

Response 35

The commenter contends that development in the Santa Clara River floodplain further impacts the unarmored threespine stickleback and spadefoot toad. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-123 states, “[p]otentially significant cumulative impacts include loss of riparian habitat, disturbance of riparian wildlife habitat due to nearby urban development, and effects on habitat for the unarmored three-spine stickleback, least Bell's vireo, western spadefoot toad, and the arroyo toad, when present.” Page 4.6-124 further concludes that, “[b]ecause of the high biological value of riparian and wetland habitats and because of the continued loss of these habitats throughout the

region, the proposed Riverpark project's contribution to this loss, although relatively small, is considered a significant cumulative impact, both to the vegetation community itself, as well as to its value to the riparian ecosystem." Therefore, the Draft EIR concludes that the project will contribute to the long-range cumulative biological impacts to riparian and wetland habitats which support species such as the unarmored threespine stickleback and spadefoot toad. Please see **Responses 21, 22 and 34**, above. In addition, Draft EIR Section 4.20, Floodplain Modifications, concluded that no significant impacts on unarmored threespine stickleback would occur due to floodplain modifications (see also Appendix 4.20, ENTRIX report). Although the Revised Draft EIR Section 4.6, Biological Resources, concluded that there could be unavoidable significant impacts on western spadefoot toad, a special status species, the project is implementing mitigation measures that have been found by acceptable to CDFG in other areas for mitigation of such impacts. Please see Final EIR **Appendix C**.

Response 36

Section 404 of the Federal Clean Water Act does not "mandate" that habitat of federally listed species be protected; rather, it requires that any deposition of dredge or fill material into a wetland, stream, creek, drainage, or other "waters of the U.S." (as defined by the act) be authorized by the U.S. Army Corps of Engineers.

The western spadefoot toad is not listed as Threatened or Endangered pursuant to the Federal Endangered Species Act (ESA); therefore, this particular species does not receive federal protection under the ESA. As a federally listed Endangered species, the unarmored threespine stickleback does receive protection under the ESA which regulates the "take" (harming, wounding, killing, capturing, etc.) of listed species, including the destruction of habitat occupied by this species. However, the ESA does not "mandate" that all such habitat be protected; habitat of a listed species can be removed or modified if an approved "take" permit is obtained from the U.S. Fish and Wildlife Service. Moreover, please see **Responses 21 and 35**, above. The Draft EIR concludes there will be no significant impacts on unarmored threespine stickleback.

Response 37

The comment suggests that a least damaging alternative and an adequate cumulative impacts analysis be prepared for the project. The Riverpark Draft EIR addressed five alternative scenarios to the proposed project. In accordance with Section 15126.6(a) of the *CEQA Guidelines*, "[a]n EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of

the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.” The City believes that the five alternatives considered: No Project, Santa Clara River Reduced Bank Stabilization, Ridgeline Preservation, Noise/Development Standards and Deletion of Santa Clarita Parkway directly reflect *CEQA Guidelines* Section 15126.6(b) “...the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project.” Therefore, no further analysis of additional alternatives is required.

In addition, the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources, contains extensive analyses of the cumulative impacts of the project. Finally, please see **Responses 1 through 11 to Comment Letter 20**. (Ventura Coastkeeper, May 2004)

Response 38

The comment suggests that the Draft EIR is inadequate as it fails to fully address cumulative impacts due to loss of riparian and aquatic habitat, elimination of wildlife movement corridors, increased human disturbance and loss of biological diversity and productivity. The City disagrees. The Riverpark Draft EIR and Revised Draft EIR Section 4.6, Biological Resources, provides for a thorough and complete analysis of cumulative biological impacts and provides a listing of known projects in the vicinity of the project that could, in association with the Riverpark project, contribute to cumulative impacts. Please see the complete discussion with regard to cumulative impacts beginning on pp. 4.6-108–124 of the Revised Riverpark Draft EIR Section 4.6, Biological Resources. See also the cumulative impacts discussions in Draft EIR Section 4.20, Floodplain Modifications; Section 4.2, Flood; and Section 4.8.1, Water Quality. In addition, please see **Responses 1 through 11 to Comment Letter 20**. (Ventura Coastkeeper, May 2004)

Response 39

The comment suggests that the project is not the least damaging practicable alternative and that the applicant has not made very effort to avoid, minimize, and mitigate environmental impacts. Draft EIR Section 6.0, Alternatives, contains an extensive analysis of alternatives to the project. Moreover, the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources, contain extensive mitigation measures to mitigate to the greatest feasible extent the project’s impacts on resources. In addition, please see **Responses 1 through 11 to Comment Letter 20**. (Ventura Coastkeeper, May 2004)

The commenter gives no specifics as to how the applicant has not made every effort to avoid, minimize, and mitigate environmental impacts; therefore, no further response can be given. This comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 40

The comment suggests that the Santa Clara River watershed cannot continue to be degraded, as the river is the last and largest remaining wild river in Southern California. In addition, please see **Responses 1** through **11** to **Comment Letter 20** (Ventura Coastkeeper, May 2004) and **Responses 1** through **45** to **Comment Letter 25**. (Heal the Bay, May 2004)

Response 41

The comment expresses the opinions of the commenter that buried bank stabilization is not acceptable. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Because the comment does not raise any specific issue regarding the analysis found in the Draft EIR, no further response can be provided. However, as to the general comment regarding buried bank stabilization, please refer to, for example, Draft EIR, Section 4.20, Floodplain Modifications, pp. 4.20-36–37, 4.20-39 (Figure 4.20-6), 4.20-40 (Figure 4.20-7), 4.20-41–59, and 4.20-68. Additionally, please see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (July 2004). In addition, please see **Responses 1** through **11** to **Comment Letter 20**. (Ventura Coastkeeper, May 2004)

Response 42

The comment expresses the opinions of the commenter that removing non-native vegetation is not an acceptable mitigation. The opinion is also not substantiated by reference to the Draft EIR or any other documentation. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided. In addition, please see **Responses 1** through **11** to **Comment Letter 20**. (Ventura Coastkeeper, May 2004)

Response 43

The comment expresses the opinions of the commenter that the Santa Clarita watershed requires protection. The opinion is also not substantiated by reference to the Draft EIR or any other

documentation. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided. Nevertheless, the Draft EIR discusses the extensive protections given to the watershed. Please see Draft EIR Section 4.2, Flood; Section 4.8.1, Water Quality; and Section 4.20, Floodplain Modifications; and Revised Draft EIR Section 4.6, Biological Resources. In addition, please see **Responses 1 through 11 to Comment Letter 20** (Ventura Coastkeeper, May 2004), and **Responses 1 through 45 to Comment Letter 25**. (Heal the Bay, May 2004)

Response 44

The comment asserts that the EIR is not acceptable for certification. The comment, however, does not give specifics as to how the EIR is deficient and consequently could not be certified. This comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 45

The commenter states that in their opinion the Riverpark project is not innovative. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. In addition, please see **Responses 1 through 63 to Comment Letter 22**. (Sierra Club, May 2004)

Response 46

The comment addresses the amount of grading for the project. Please see **Response 11**, above. In addition, please see **Responses 1 through 63 to Comment Letter 22**. (Sierra Club, May 2004)

Response 47

The comment addresses grading from the Riverpark project compared to the CEMEX project. The comparison of grading permitted from the Riverpark project to another project is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 46**, above.

Response 48

The comment raises concern with respect to impacts from dust (PM₁₀). Please see **Topical Response 5: Air Quality**, to the Final EIR. In addition, please see **Responses 1 through 63 to Comment Letter 22**. (Sierra Club, May 2004)

Response 49

The commenter questions the conclusions of the Draft EIR with regard to student generation figures and impacts to the school system. Please see Riverpark Draft EIR Section 4.10, Education, pp. 4.10-7–8 which calculates the students generated by the project based upon the generation rate factors provided by both the Saugus Union District and the William S. Hart Union School District. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon implementation of the Riverpark project.

Response 50

The comment suggests that the river should not be credited as open space. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. It should also be noted that the project will dedicate the river area to the City as open space.

Response 51

The comment states the Draft EIR analyzes an alternative that deletes Santa Clarita Parkway. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 52

The comment suggests an alternative that would have no parkway or flyover bridge. Please see **Response 37**, above, with regard to the selection of alternatives in the Riverpark Draft EIR. Please see also **Topical Response 6: Traffic**, to the Final EIR.

Response 53

The comment suggests that the project site become a park. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 54

The comment contends that the construction of the Cross Valley Connector will create greater circulation impacts. Draft EIR Section 4.3, Traffic/ Access, illustrates the benefits to the Valley's roadway network. One of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carried 57,000 vehicles per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this portion of Soledad Canyon Road is significantly reduced to 36,000 vehicle trips. Therefore, acceleration of the Cross Valley Connector by the Riverpark project, through its right-of-way dedication and B&T contribution, will result in the improvement of traffic conditions in the SC Valley. Finally, please see **Topical Response 6: Traffic**, to the Final EIR.

Response 55

The comment states that with buildout conditions traffic conditions will be worse. To the contrary, Draft EIR Section 4.3, Traffic/ Access, illustrates the benefits to the Valley's roadway network. Please see **Response 54**, above.

Response 56

The comment suggests that the reviewer look at the traffic numbers and reject the roads. With regard to Cross Valley Connector traffic numbers, please see **Response 54**, above. The comment is acknowledged with regard to rejection of the roads. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 57

The comment states that the EIR concludes that cumulative air quality impacts would be unavoidably significant. Please see **Topical Response 5: Air Quality** to the Final EIR.

Response 58

The comment states that there is no feasible mitigation for traffic impacts. Please see **Topical Response 6: Traffic**, to the Final EIR.

Response 59

The comment states that a net loss of habitat and open space is occurring as a result of development. The Riverpark Draft EIR concludes on p. 4.6-109:

“[t]he total net loss of 280 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to developed. Though over 400 acres of the site will remain as open space and some of the habitat can be restored and enhanced within remaining open space areas of the site, there will still be a net loss of habitat for wildlife and open space that cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a mathematical net loss of 280 acres of open space land as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact.”

In addition, please see **Responses 1 through 8 to Comment Letter 29**. (Dr. Randy Martin, April 2004)

Response 60

The comment states that the loss of open space is a concern to those who moved to the City because of open space. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided. Please see **Response 50**, above.

Response 61

The comment notes that visual impacts from Bridgeport are obvious and that the conversion of open space to development where the commenter now walks would be a major change. Riverpark Draft EIR Section 4.16, Visual Resources, concludes that viewsheds would be significantly impacted because the

conversion of the project site from an undeveloped to a developed condition would be an unavoidable significant impact. In addition, please see **Responses 1 through 8 to Comment Letter 29.** (Dr. Randy Martin, April 2004) The portion of the comment regarding removal of area that the commenter walks on is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 62

The commenter states the existing noises along Newhall Ranch Road often wake him and that one of his neighbors has moved because of the noise. This is an existing condition that is beyond the scope of the Riverpark EIR to address. However, Draft EIR Section 4.5, Noise, identifies project traffic noise contributions at the closest residential receptors along Newhall Ranch Road west of Bouquet Canyon Road. As shown, the increase in noise levels generated by project-specific and cumulative traffic would contribute a *maximum* of 0.2 dB(A) to future noise levels at these locations. This noise increase would be inaudible to residents along Newhall Ranch Road or to residents within Bridgeport. In addition, please see **Responses 1 through 8 to Comment Letter 29.** (Dr. Randy Martin, April 2004)

The portion of the comment regarding neighbors moving because of the noise is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 63

The commenter states that the project would not be within acceptable noise standards and does not understand how the City could allow a project that would create more noise impacts. It is true that certain of the locations within the Riverpark site that are currently proposed for residential uses would be exposed to outdoor noise levels that exceed the City's normally-acceptable noise standards, resulting in a significant noise impact unless mitigated. In addition, Draft EIR Section 4.5, Noise, concludes that certain off-site locations would also experience significant impacts due to projected increases in traffic noise unless mitigation. In certain locations, as the Draft EIR concludes, those impacts would be unavoidable, and, consequently, a statement of overriding considerations would be required if the project is approved. In addition, please see **Responses 1 through 8 to Comment Letter 29.** (Dr. Randy Martin, April 2004)

Response 64

The commenter urges the Planning Commission not to accept the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 65

The comment urges the Planning Commission to expand the noise element to show how the project will impact Bridgeport residents. Please see **Response 62**, above.

Response 66

The comment states that the Riverpark project will impact Bridgeport residents and urges the Planning Commission not to accept the EIR. Please see **Response 62**, above, with regard to noise impacts to Bridgeport residents. Secondly the commenter gives no specifics as to why the Planning Commission should not accept the EIR. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 67

The comment indicates that traffic was minimal and now he is afraid that it is going to end up like the San Fernando Valley. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 68

The commenter states that SCOPE won't be criticized for stopping a school since there isn't one proposed for the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 69

The comment that facts she believes to be true are frequently denied by made at Planning Commission meetings and related them to historical events associated with Copernicus and Galileo with regard to obvious facts that are omitted from reports from consultants representing special interest. The commenter gives no specifics as to exactly what reports are deficient. However, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 70

The comment expresses the opinions of the commenter that the Santa Clara River is being "overdrafted." The opinion is also not substantiated by reference to the Draft EIR or any other documentation. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided. However, for information regarding "overdraft" claims, please refer to, for example, Draft EIR Section 4.8, Water Services, pp. 4.8-33-42, and **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**. Finally, please see **Responses 1 through 30 to Comment Letter 18** (SCOPE, May 2004) and **Response 1 to Comment Letter 32**. (Plambeck, May 2004)

Response 71

Please see **Response 70**, above.

Response 72

The comment expresses the opinions of the commenter that the majority of the SWP water that is recharged is effluent from the treatment plants west of the I-5. As to general comments regarding groundwater recharge by the introduction of imported SWP water to the SC Valley, please refer to the Draft EIR Section 4.8, Water Services, pp. 4.8-7-8, 4.8-14-15; Draft EIR Volume IV, Appendix 4.8, Memorandum Prepared by CH2MHill, *Effect of Urbanization on Aquifer Recharge in the Santa Clarita Valley*, February 22, 2004.

Response 73

Please see **Response 72**, above. In addition, as to general comments regarding recharge and overdraft in the eastern edges of the local groundwater subbasin, please see **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**, pp. 12–14, and Final EIR **Appendix A**, Technical Memorandum Prepared by Richard C. Slade & Associates, LLC, dated February 26, 2004.

Response 74

Please see **Response 73**, above.

Response 75

Please see **Response 73**, above.

Response 76

Please see **Response 73**, above.

Response 77

Please see **Responses 72 and 73**, above.

Response 78

The comment asserts that the water quality in the Santa Clara River has been degraded by an increase in chlorides and other substances. Please see Draft EIR Section 4.8, Water Services, pp. 4.8-37–38 and 4.8-42–43, Section 4.8.1, Water Quality, pp. 4.8.1-1–99. In addition, information responsive to the water quality of SWP supplies is found in DWR Memorandum, dated September 25, 2002, Quality of Non-Project Groundwater Pump-Ins to the California Aqueduct and Effect on SWP Water Quality, 2001, which is incorporated by reference and available for public inspection at the County of Los Angeles, Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012.

Please also refer to the *Santa Clarita Valley 2002 Water Quality Report* (CLWA 2002(b)) in **Appendix A** of the Final EIR, which provides water quality information regarding CLWA's service of SWP supplies to the SC Valley. In addition, CLWA recently published its Draft EIR relating to the Supplemental Water

Project transfer of 41,000 acre-feet of SWP Table A Amount. In that Draft EIR (SCH No. 1998041127), at pp. 3.15-8-10 (including Table 3.15-4), and pp. 3.15-22-26, CLWA provides extensive information about the water quality of imported SWP supplies. Although the EIR is still in draft form, the information in the document provides data responsive to the water quality concerns expressed in this comment. The Draft EIR is incorporated by reference and available for public inspection at CLWA, 27234 Bouquet Canyon Road, Santa Clarita, California 91350. Finally, please see **Responses to Comment Letters 18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), and **25**. (Heal the Bay, May 2004)

The comment does not raise any specific issue regarding the adequacy of the Riverpark Draft EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 79

The comment alleges that significant sites are being destroyed and that experts are determining that actions are insignificant. The comment does not give specifics as to how the Riverpark project is destroying significant sacred sites and, therefore, the City is unable to provide a further response. However, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Nevertheless, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 80

The commenter hopes that the City respects all of the laws and regulations under CEQA, and work with the agencies, including the Army Corps of Engineers, the Regional Water Quality Control Board and California Department of Fish and Game and US Department of Fish and Wildlife as well as federally recognized tribes, local tribe and local leaders. These agencies have all been given copies of the Draft EIR for their comments. Of the above noted agencies, the Regional Water Quality Control Board and California Department of Fish and Game have commented on the Draft EIR for the project. The Wishtoyo Foundation has also commented on the Draft EIR. Please see **Responses to Comment Letter 36** (Wishtoyo Foundation, Eric Sanchez, August 2004), especially with regard to the required notifications and expert opinions on cultural resources.

Response 81

The comment states that permits issued for water discharge need to address the Natural Historic Preservation Act. CEQA, not the National Historic Preservation Act, provides legal authority for this project. Section 106 is not applicable, because “[t]he project, activity, or program must be under the direct or indirect jurisdiction of a federal agency....” The City of Santa Clarita holds jurisdiction for this project, not the federal government. Nonetheless the CEQA review and the Federal Section 106 processes are similar in terms of process and intent. We believe that the cultural resources studies are “sufficient to meet CEQA and federal requirements regarding archaeological resources that are significant.” Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 82

The commenter requests a third-party review of cultural reports prepared for the Riverpark site. The EIR process itself, however, does serve as third-party review for any reports and studies prepared for a project (W&S Consultants prepared the cultural reports for Riverpark whose credentials are attached). In this example, the cultural resources reports prepared for the project were summarized into the Cultural Resources section of the Riverpark Draft EIR by Impact Sciences. Upon completion of the Draft EIR, the Draft EIR was distributed by the State Office of Planning & Research to State Agencies for review and comment including, but not limited to, the Native American Heritage Commission, and State Lands, Parks and Recreation. It is the responsibility of either of these agencies to report their concerns in written form. Neither of these agencies submitted any written or oral comments to the City regarding the adequacy of the cultural reports prepared for the project. Since we have not received any comments from these agencies on this issue, the City can surmise that the reports are adequate. In addition, Charlie Cook, a descendent of the Chumash/Fernandeno/Tataviam/Kitanemuk tribe, who is one of the four Native Americans on the Native American Heritage Commission’s Most Likely Descendent List, was present during the and Phase 2 work to monitor the surveys and conclusions of W&S Consultants. Consequently, an independent third-party review would not be required. Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 83

The comment requests that the Native American community be involved in the review process to minimize impacts. The Native American community has been involved in the Riverpark process. Please see **Response 82**, above. Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 84

The comment states that beads are not reliable indicators of sites and that they (Native Americans) want their own independent contract to review sites. The Native American community has been involved in the Riverpark process and has not concluded that the evidence of beads is an unreliable indicator of sites. Please see **Response 82**, above. Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 85

The comment concludes that the archaeologists that prepared the reports for the Riverpark project were challenged on the Ahmanson Ranch project and inconsistencies were found. The comment challenges the professionalism, knowledge, honesty, and integrity of W&S Consultants, in part based on their previous consulting for the Ahmanson Ranch project. As a point of factual clarification, first, the technical report written by W&S Consultants for the Ahmanson Ranch project determined the six sites in question to be significant, following *CEQA Guidelines*, and recommended as the preferred option that they be preserved in open space. (The certified EIR sections on cultural resources for Ahmanson Ranch, which stated that these sites were not significant, were written by RMW Paleo, not W&S Consultants). The principles of W&S Consultants have a combined total of over 60 years of archaeological experience in this portion of southern California. They have published over a dozen books and 60 research articles on archaeology. Additionally, they have received special appreciation awards from the Candelaria Tribal Council and the California Indian Council Foundation (twice), along with the Simi Valley Historical Society. W&S Consultants have also received the Thomas King Award from the Society for California Archaeology for Excellence in Cultural Resource Management. Furthermore, they have listed over 400 California archaeological sites on the National Register of Historic Places. W&S Consultants have served on the State of California Historical Resources Commission and they currently serve as the Ventura County Cultural Heritage Board's anthropological and archaeological advisors. Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 86

The comment provides a general comment on how [Native Americans] are not about archaeological sites but about cultural sites and how they practice their traditions. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided. Nevertheless, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 87

The comment asserts that language is needed to protect burial sites. Section 4.18, Cultural Resources, of the Draft EIR includes Mitigation Measure 4.18-3, which provides for the possibility of cultural resources found during construction activities as follows:

“Although no other significant cultural resources were observed or recorded during the surface field survey, all grading activities and surface modifications must be confined to only those areas of absolute necessity to reduce any form of impact on unrecorded (buried) cultural resources that may exist within the confines of the project area. In the event that resources are found during construction, activity shall stop and a qualified archaeologist shall be contacted to evaluate the resources. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Construction on other parts of the project will be subject to Public Resources Code §21083.2(i).”

Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 88

The comment generally addresses the commenter’s heritage in the SC Valley. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that Draft EIR Section 4.18, Cultural Resources, concludes that site 351 is a significant cultural site. Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 89

The commenter notes that he worked with W&S Consultants on the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 90

The comment asserts that the site has not been properly assessed because the whole site should be completely preserved. As stated in Draft EIR Section 4.18, Cultural Resources, p. 4.18-24, one of the sites

will be preserved in situ and impacts to another of the sites can be mitigated in accordance with the CEQA Guidelines as follows:

“...archaeological site CA-LAN-3043 contains an intact subsurface deposit and artifacts which holds the potential for contributing to our understanding of the prehistory of this portion of California. Construction or development on this site, therefore, has the potential to result in adverse impacts to significant cultural resources. Adverse impacts to this site can be mitigated through salvaging of materials found at the site in a Phase III data recovery program. Preservation of this site is infeasible as it would necessitate realignment of Santa Clarita Parkway which could present engineering and design safety issue. Additionally, if the roadway were to be realigned, additional remedial grading would occur as well as a substantial loss of housing units which would be in conflict with project objectives of providing a substantial number of new housing units to accommodate regional growth in a location that is adjacent to existing and planned infrastructure.”

Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 91

The comment suggests that cultural genocide occurs as cultural sites are lost to development. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see Draft EIR Section 4.18, Cultural Resources, and in particular its cumulative impacts analysis, which concludes the project will not contribute to a cumulative impact on cultural resources. Finally, please see **Responses to Comment Letter 36**. (Wishtoyo Foundation, Eric Sanchez, August 2004)

Response 92

The comment suggests that the blue oak on the site be preserved. Please see the Revised Riverpark Draft EIR Appendix 4.6, Biological Resources, which specifically denotes that the blue oak is not impacted by development activities on the Riverpark site.

Response 93

The comment states that there are issues that need to be recovered for the community and native people. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 94

The comment states that Los Angeles County is required to reduce air quality impacts. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 95

The commenter is concerned with the safety of pedestrians crossing Bouquet Canyon Road and Newhall Ranch Road at certain points, which she believes will be exacerbated with additional traffic. As a result of this comment, staff evaluated the Planning Commission's request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City's *Pedestrian Bridge Crossing Evaluation Criteria Study*. The evaluation was based on locating a pedestrian bridge crossing approximately 300 feet west of Santa Clarita Parkway on Newhall Ranch Road.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The *Pedestrian Bridge Crossing Evaluation Criteria Study* created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision-making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the *Pedestrian Bridge Crossing Evaluation Criteria Study*, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance. Weighting is provided to allow beneficial attributes to be valued higher than others, thereby, affecting the outcome of the evaluation. Survey results are scored as follows:

Points	Recommendation
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78, thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay the remaining costs associated with the pedestrian crossing when warranted in the future likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country.

Response 96

The comment suggests the provision for a safety bridge over Newhall Ranch Road. Please see **Response 95**, above.

Response 97

The comment refers to disclosure of future projects in and near Valencia. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 98

The comment is concerned with the project’s proposed reduction of setbacks, based on areas in the commenter’s project—similar to those being asked for in the Riverpark project. However, after the Draft EIR was released to the public and as a result of the public hearing process before the Planning Commission, several conditions were placed on the front yard setback adjustment requested for the project. In any event, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 99

The comment mentions a concern with having to go through an appeal process, but does not reference in what context the appeal process refers to; therefore, no specific response can be given. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 100

The commenter questioned the criteria used to evaluate cultural resources sites. At the Planning Commission hearing, W&S Consultants indicated that the specifications for sites are outlined in the *CEQA Guidelines*, that essentially state what would be considered a significant site and what would not be considered a significant site. W&S Consultants further explained that sites are significant if they have religious values to Native Americans and/or if they have the potential to contribute to our understanding of prehistory. As a general rule, if they have evidence for burials or other kinds of ritual remains then they would be considered religiously important. Further, please see also Draft EIR Section 4.18, Cultural Resources, and Appendix 4.18.

Response 101

The commenter questioned who decides whether sites have religious significance. W&S Consultants indicated that as a general rule, if they have evidence for burials or other kinds of ritual remains then they would be considered religiously important. Further, please see also Draft EIR Section 4.18, Cultural Resources, and Appendix 4.18.

Response 102

The commenter further questioned how a site would be considered significant. W&S Consultants further stated that the determination of significance is an empirical process. Further, please see also Draft EIR Section 4.18, Cultural Resources, and Appendix 4.18.

Response 103

The commenter requested additional information with regard to the slides on the project site. Draft EIR Section 4.1, Geotechnical Hazards, p. 4.1-20, describes the landslides on the site as follows:

“Fourteen landslides have been mapped on the project site (see Figure 4.1-1). These typically represent a translational type of failure within the Saugus Formation and Terrace Deposits that failed along a low strength clay bed. The landslides typically consist of highly fractured rock resting above a low strength slip surface. Voids created by dilation of the bedrock (grabens) are commonly backfilled with rock debris and colluvial material. Development within areas of the site affected by landslides would result in a significant impact unless mitigated.

Debris flow hazard exists on Lot No. 524 within Planning Area D. Debris flow hazard is designated (dfh) on the Figure 4.1-1. Unless mitigated, this debris flow hazard would result in a significant geotechnical impact.”

The Draft EIR concludes, that with mitigation, impacts due to landslides are reduced to less than significant. Mr. Eric Seward further emphasized that most of the slides are being removed and buttressed, and explained other options.

Response 104

The commenter asked whether geologic issues are addressed by way of preparation of a report. Reports are prepared which outline the geotechnical hazards at a site and the suggested mitigation measures that would reduce potential impacts. Please see Draft EIR Appendix 4.1.

Response 105

The commenter asked who reviews procedures recommended by geotechnical reports. The geotechnical engineer of record for the project is responsible for ensuring that mitigation measures are implemented during grading activities.

CITY OF SANTA CLARITA PLANNING COMMISSION APRIL 29, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter wanted to know the impacts of traffic associated with existing conditions, the project, and regional growth. Existing intersection traffic conditions are presented in Draft EIR Section 4.3, Traffic/ Access, p. 4.3-11. Project build-out conditions are found in Draft EIR Section 4.3, Traffic/ Access, Table 4.3-14 on p. 4.3-37. Cumulative traffic conditions are found in Draft EIR Section 4.3, Traffic/ Access, Tables 4.3-23 and 4.3-24, p. 4.3-58. Please also see **Topical Response 6: Traffic and April 29, 2004 Planning Commission hearing transcript**, pp. 22–24, 70–73, in the Final EIR.

Response 2

The commenter asked what would regional traffic conditions be like without the project. The conditions at the significantly impacted intersections would be worse. Table 4.3-23 of Draft EIR Section 4.3, Traffic/ Access, indicates that without the project, there would be an additional 68,297 trips allowed with buildout of the General Plan. Please also see **Topical Response 6: Traffic and April 29, 2004 Planning Commission hearing transcript**, pp. 22–25, 70–73, in the Final EIR.

Response 3

The commenter questioned whether intersections would be impacted greater than or less than if the project was not built. The Riverpark project results in the acceleration of the construction of the last, unfunded, unbuilt portion of the Cross Valley Connector. This improvement is required to be constructed and operation before the project's 501st occupancy. Section 4.3, Traffic/ Access, of the Draft EIR, illustrates the benefits to the Valley's roadway network. One of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carried 57,000 vehicles per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this portion of Soledad Canyon Road is significantly reduced to 36,000 vehicle trips. Therefore, acceleration of the Cross Valley Connector by the Riverpark project, through its right-of-way dedication and Bridge and Thoroughfare Fee District (B&T) contribution, will result in the improvement of traffic conditions in the Santa Clarita Valley (SC Valley), including emergency vehicle movement. Please also

see **Topical Response 6: Traffic** and **April 29, 2004 Planning Commission hearing transcript**, pp. 22–26, 70–73, in the Final EIR.

Response 4

The commenter clarified that although the project would create a significant impact on certain traffic/access conditions, if the project were not built, impacts to area roadways would be even more severe. This is a correct statement. Please see **Response 3**, above. Please also see **April 29, 2004 Planning Commission hearing transcript** pp. 70–73.

Response 5

The commenter questions the thresholds that are used to determine significance in terms of traffic. Draft EIR Section 4.3, Traffic/ Access, Table 4.3-7, p. 4.3-24, outlines the significance criteria used for arterial intersections as follows:

**Table 4.3-7
Arterial Intersection Performance Criteria**

ICU Calculation Methodology						
<p>Level of Service to be based on peak hour ICU values calculated using the following assumptions:</p> <p>Saturation Flow Rate: 1,750 vehicles/hour/lane</p> <p>Clearance Interval: .10</p> <p>RTOR Allowed: Yes*</p> <p>RTOR Saturation Factor: .75</p> <p>No minimum volume/capacity assumed</p> <p>Performance Standard</p> <p>LOS D</p> <p>Impact Criteria</p> <p>Impacts due to the project shall be considered when any of the following conditions are met:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">With-Project ICU</td> <td style="width: 50%;">Project Increment</td> </tr> <tr> <td>.81-.90 (LOS D)</td> <td>≥ .02</td> </tr> <tr> <td>.91 or more (LOS E or F)</td> <td>≥ .01</td> </tr> </table> <p>Mitigation must be identified that results in an ICU less than or equal to pre-project conditions.</p> <p><small>Source: Austin-Foust Associates, correspondence to City of Santa Clarita, October 2003, and City of Santa Clarita Traffic Impact Report Guidelines and December 1997 City of Santa Clarita General Plan Circulation Element and the City Transportation and Engineering Services Department.</small></p> <p><small>*“ De facto” right-turn lane is used in the ICU calculation if 19 feet from edge of pavement to inside of through-lane exists and parking is prohibited during peak hours.</small></p> <p><small>Abbreviations: ICU = Intersection Capacity Utilization; RTOR = Right Turn On Red; LOS = Level of Service</small></p>	With-Project ICU	Project Increment	.81-.90 (LOS D)	≥ .02	.91 or more (LOS E or F)	≥ .01
With-Project ICU	Project Increment					
.81-.90 (LOS D)	≥ .02					
.91 or more (LOS E or F)	≥ .01					

Please also see **Topical Response 6: Traffic** and **April 29, 2004 Planning Commission hearing transcript**, pp. 22–27, 70–73, in the Final EIR.

Response 6

The commenter wants to know what existing conditions are with regards to Bouquet Canyon Road. Bouquet Canyon Road currently operates at a Level of Service (LOS) F. Bouquet Canyon Road and Newhall Ranch Road has a LOS D. Please also see **Topical Response 6: Traffic** and **April 29, 2004 Planning Commission hearing transcript**, pp. 27, 70–73, in the Final EIR.

Response 7

The commenter requested clarification as to whether the 68,297 trips saved as a result of not building out the General Plan were an annual figure. The 68,297 trips are a daily savings figure. Please also see **April 29, 2004 Planning Commission hearing transcript**, pp. 27–28, in the Final EIR.

Response 8

The commenter wanted to know the average daily trips per day at buildout. Draft EIR Section 4.3, Traffic/ Access, Table 4.3-23, indicates that the project will create 13,274 trips at buildout. Please also see **April 29, 2004 Planning Commission hearing transcript**, pp. 28, 70–73, in the Final EIR.

Response 9

The commenter wants to know the comparative difference of the project traffic at buildout when compared to the General Plan at buildout. Draft EIR Section 4.3, Traffic/ Access, Table 4.3-23, indicates that the project will create 13,274 trips at buildout and the General Plan would generate 81,571 trips; therefore, implementation of the project would reduce the cumulative number of trips by 68,297 when compared to the General Plan. Please also see and **April 29, 2004 Planning Commission hearing transcript**, pp. 28, 70–73, in the Final EIR.

Response 10

The commenter questioned why different population generation figures are used in the traffic section and the population/housing/employment sections of the Draft EIR. The joint City/County traffic model was used to develop the projections used in the Traffic/Circulation section of the Draft EIR. The joint traffic model is based on the roadway network and land use contained in the City's and County's General Plan, and was used, in part, in development of the General Plan. There is not a specific horizon period or year assigned to buildout of the SC Valley, as described in the General Plan. It has been the policy of the City,

however, that the growth detailed in the General Plan represents a period of between 20 and 25 years (depending on market conditions). The traffic model forecasts, therefore, could be assumed to represent the roadway conditions expected around year 2025 to year 2030 which are consistent with the forecasts used in the Population/Housing/Employment section of the Draft EIR.

In addition, the SC Valley has specific locations at which it connects to the Los Angeles Basin, Ventura County, the Antelope Valley, and unincorporated Los Angeles County areas to the north. These include Interstate 5 (I-5) and State Route 14 (SR-14) to the south, I-5 and SR-14 to the north, Sierra Highway to the north and south, and Bouquet Canyon Road to the north. These same connection points are represented in the joint traffic model and utilize 2025/2030 traffic volume projections directly from the Southern California Association of Governments (SCAG) regional forecast model; thus, insuring complete consistency with SCAG.

Response 11

The commenter asks how the figure of 29,000 Average Daily Traffic (ADT) trips from non-project traffic was generated. For interim year conditions, without the proposed Riverpark project, 29,000 ADT trips are forecast to use the segment of the Cross Valley Connector between Bouquet Canyon Road and Soledad Canyon Road. The vast majority of these trips would otherwise be using Soledad Canyon Road and would be similar in characteristics to the traffic utilizing Soledad Canyon Road today. The 29,000 vehicle trips consist of existing vehicle trips plus projected ambient growth. In addition, please see **Response 10**, above.

Response 12

The commenter asks what the 29,000 trips figure on the Cross Valley Connector is based on. Please see **Response 11**, above.

Response 13

The commenter requests a schedule of improvements for Bouquet Bridge. Construction of the Bouquet Bridge widening project has commenced. This project will add an additional travel lane in each direction (four lanes each direction total) to Bouquet Canyon Road from the northern abutment of the Bouquet Canyon Road Bridge over the Santa Clara River southerly to directly south of the intersection of Bouquet Canyon Road and Soledad Canyon Road.

Response 14

The commenter asks how it was determined that 90 percent of trips stay in the Valley. The distribution of project-generated traffic is from the Santa Clarita Valley Consolidated Traffic Model (SCVCTM), which is a traffic forecasting model jointly maintained by the City of Santa Clarita and the County of Los Angeles. The SCVCTM calculates a distribution pattern for a specific area based on the trip generation characteristics of the proposed land use and of the geographical location of all the various types of land uses within the Valley.

For example, a single-family residence generates on the average approximately 10 vehicle trips per day and a multi-family residence generates on the average approximately 8 vehicle trips per day according to the Institute of Traffic Engineers (ITE) *Trip Generation Manual*, 6th Edition, a source widely used by many jurisdictions to establish trip generation rates. The majority of the residential daily trip generation associated with a single-family home and a multi-family residence would be non-worked based (grocery store, school, etc.) with work trips accounting for only 2 to 4 of the average 10 (single-family residence) and 8 (multi-family residence) daily trips. Due to a substantial employment base locally, some of these work associated trips would remain in the Valley with most of the remaining work trips moving south, out of the Valley and towards the LA Basin on I-5 or SR-14.

Response 15

The commenter asks if this portion of the Cross Valley Connector would be built with or without the Riverpark project. The short answer is yes, though the timing of this needed improvement would likely be significantly delayed. The Riverpark project, in staff's opinion, accelerates the City's ability to complete the Cross Valley Connector through its dedication of needed right-of-way and its substantial B&T contribution. As shown in the following cost breakdown, approval of the Riverpark project results in a nearly 50-percent reduction in the City's remaining obligation to construct this segment of the roadway (six-lane road, four-lane bridge). Additional B&T funds, state, and federal grant funds, and other funding sources would be utilized to make up the difference.

**Cost Breakdown Based on 2003 Estimates
Cross Valley Connector
(Bouquet to Soledad Flyover)
Six-Lane Road/Four-Lane Bridge**

	<u>No Riverpark</u>	<u>With Riverpark</u>
Design	\$ 3,000,000	\$ 3,000,000
* ROW Acquisition	\$ 10,000,000	\$ 0
Construction	\$ 26,500,000	\$ 26,500,000
Contingency /Overhead	\$ 10,000,000	\$ 10,000,000
Subtotal		\$ 39,500,000
** B&T Contribution	N/A	- \$ 13,842,160
Total	\$ 49,500,000	\$ 25,657,840

** ROW acquisition cost expected to be higher—based upon 2000 estimate and based upon past ROW acquisition on similar projects being higher than estimated.*

***B&T obligation cited above is based upon 1,183 residential units and a 3-acre commercial site.*

Please also see **April 29, 2004 Planning Commission hearing transcript** pp. 70–73.

Response 16

The commenter asks if traffic impacts would be the same without the project but with Cross Valley Connector. The Cross Valley Connector is needed today and it is one of the City Council’s highest priorities. The Cross Valley Connector is needed to accommodate existing traffic trips as well as projected growth. Although there would be fewer cars on the roadway network if the Riverpark project were not developed, this reduction would not be significant and the planned roadway improvements in the Valley would still be needed. Please also see **April 29, 2004 Planning Commission hearing transcript**, pp. 31–32, 70–73, in the Final EIR.

Response 17

The commenter asks if there would be the same level of impact without the Riverpark project but with the Cross Valley Connector built. Please see **Response 16**, above.

Response 18

The commenter asks where are the trips coming from at the intersections where there is no mitigation available to reduce the significant impacts. The vast majority of these trips at the affected intersections are existing and already utilizing the Valley's roadway network.

Response 19

The commenter asks what the impacts would be on the unavoidably significantly impacted intersections if Santa Clarita Parkway were eliminated. The Riverpark Traffic and Circulation Report (Appendix 4.3 of the Draft EIR) included two long-range alternative cumulative analyses related to a link of Santa Clarita Parkway, between Bouquet Canyon Road and Soledad Canyon Road. The first alternative downgrades this portion of the roadway from a six-lane major highway to a four-lane secondary highway. The second alternative removes this segment of Santa Clarita Parkway, from Bouquet Canyon Road to Soledad Canyon Road, altogether.

Deletion of this segment in the long-range analysis would have a significant effect on the surrounding roadway system. The Bouquet Canyon Road/Soledad Canyon Road, Bouquet Canyon Road/Newhall Ranch Road, and Seco Canyon Road/Bouquet Canyon Road intersections would all have a deficient LOS E or worse as compared to a scenario where the roadway remained. More importantly, ADT volumes with the deletion of this segment of the roadway would have a much greater effect on surrounding roadways. Bouquet Canyon Road, north of Newhall Ranch Road, increases by 20,000 ADT. Bouquet Canyon Road, between Soledad Canyon Road and Newhall Ranch Road, increases by 11,000 ADT. The elimination of this segment also affects roadways outside of the immediate project area with notable increases to McBean Parkway (4,000 ADT), Whites Canyon Road (2,000 ADT), and San Fernando Road (3,000 ADT). Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 34–35, in the Final EIR.

Response 20

The commenter asks if the elimination of Santa Clarita Parkway has any impact on the overall traffic condition. Please see **Response 19**, above.

Response 21

The commenter asks for confirmation of the statement that unless Santa Clarita Parkway were constructed per the General Plan connecting to Soledad Canyon Road, unless that occurs, then it would have no significant positive impacts on the problems that are generated to the other intersections that have been analyzed. This is a correct statement.

Response 22

The commenter wanted to know how much of the air pollutants come from the project, how much from Greater Santa Clarita and how much from outside of Santa Clarita. The regional air quality analysis prepared by Environ International Corporation is presented in **Appendix B** to the Final EIR. The regional air quality analysis addressed specifically the issue of whether significant ambient concentrations of ozone and particulate matter (PM) in the SC Valley result from local emissions, as opposed to emissions that have been transported into the SC Valley from the San Fernando Valley and other Los Angeles Basin areas. The regional air quality analysis concluded, “[t]he great majority of ozone and PM pollution in the SC Valley is created by sources of emissions outside the SC Valley.” The SCAQMD has apparently prepared a similar study showing similar results, but has not yet released its full text. Please see **Topical Response 5: Air Quality** in the Final EIR, and **Appendix B** to the Final EIR. (Environ International Corporation study)

Response 23

The commenter asks if a project contributes one iota of a pollutant in the SC Valley, the impact would be considered significant. A project’s air quality impact would be considered significant if it exceeded air quality thresholds established by the SCAQMD for CO (550 ppm), VOC (75 ppm), NO_x (100 ppm), SO_x (150 ppm) and PM₁₀ (150 ppm). Please also see **Topical Response 5: Air Quality** in the Final EIR, and **Appendix B** to the Final EIR. (Environ International Corporation study)

Response 24

The commenter asked if the Riverpark project were a particularly “dirty” project. The answer is no. Generally speaking, most development projects that require an EIR in Southern California have air quality impacts. Riverpark is no different than other similar residential projects. For example, for projects within the SC Valley, the North Valencia No. 1 and II, Tesoro Del Valle, Fair Oaks Ranch, Bee Canyon, Tick Canyon, Tract 42670, Whittaker-Bermite (formerly Porta Bella) are all similar residential

type projects which had significant air quality impacts. Consequently, the Riverpark project is not a particularly “dirty” project. Please see **Topical Response 5: Air Quality** in the Final EIR and **Appendix B** to the Final EIR. (Environ International study)

Response 25

The commenter asked if there were any way to differentiate between Cross Valley Connector air quality construction impacts and that portion of Riverpark that is constructing Newhall Ranch Road. At this time, the air quality analysis for the Cross Valley Connector is being refined and finalized and as such no specific numbers can be provided. However, preliminary construction impact results indicate that mostly likely oxides of nitrogen (NO_x) and particulate matter (10 micron) (PM₁₀) will exceed state standards similar to Riverpark. As the Planning Commission will recall, the Riverpark project would exceed South Coast Air Quality Management District air quality standards for carbon monoxide, (CO), volatile organic compounds (VOC) in addition to NO_x and PM₁₀. As is the case with the Riverpark project, air quality impacts associated with the construction of the road will likely be significant even after the application of mitigation.

A direct comparative analysis cannot be prepared with regard to the operational impacts of the Riverpark and Cross Valley Connector projects. This is because the Cross Valley Connector is a roadway, and roadways themselves do not generate traffic trips. Existing development, as well as other projects in Santa Clarita and the surrounding area, generates traffic trips that will use the Cross Valley Connector. Because of its residential and commercial uses proposed, and as the Planning Commission is aware, the Riverpark project generates traffic trips.

Response 26

The commenter asked what agency would be responsible for determining if feasible air quality mitigation measures are implemented. The South Coast Air Quality Management District has reviewed the Draft EIR and has provided comment on the document, including on mitigation measures, and did not disagree on the Draft EIR’s feasibility conclusions. The City of Santa Clarita is responsible for ensuring that all mitigation adopted for the project is implemented. The City of Santa Clarita monitors all mitigation through the mitigation monitoring program prepared for the project.

Response 27

The commenter asks what leverage the City has if the project developer does not follow the mitigation measures. The City of Santa Clarita enforces the implementation of mitigation. The City would, therefore, have the prerogative to stop project development activities if mitigation measures were not being implemented as adopted. Additionally, some mitigation measures are addressed by outside agencies such as the California Department of Fish and Game (CDFG). In those instances, these outside agencies would have final discretion on the implementation of mitigation. Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 39–40, in the Final EIR.

Response 28

The commenter asks if there is a specific schedule for when the mitigation measure is to be implemented and for monitoring. The mitigation monitoring plan that would be approved for the project specifically includes each and every mitigation measure, what action that need to be taken to implement the mitigation measure, who is responsible for implementing the mitigation measures and when the mitigation measure should be accomplished (timing). Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 40–41, in the Final EIR.

Response 29

The commenter asked should the City be asking agencies (such as the CDFG) in advance for mitigation that they would be requiring as a part of the EIR discussion to ensure that mitigation is part of the mitigation schedule. Throughout the preparation of the EIR, the City (and its consultants) are in communication with various agencies. As an example, with regard to the spadefoot toad relocation proposal, the City's consultants weighed their suggestions with the CDFG prior to finalization of the Revised Riverpark Draft EIR Section 4.6, Biological Resources. Also as an example, the CDFG submitted both a comment in response to the Notices of Preparation that were distributed for the project as well as comments to the Draft EIR. Additionally, the City's consultant who is preparing the EIR will often call agencies (e.g., SCAQMD) for discussion on proposed mitigation prior to finalization of the EIR section. In summary, the City/its consultants have a very familiar working relationship with many responsible agencies. Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 42–43, in the Final EIR.

Response 30

The commenter asks why have noise impacts never been much of an issue until now. Generally speaking, noise models have become more sophisticated, and are now better at measuring actual noise levels. For example now, as compared to seven years ago, a modeler can now differentiate traffic noise more specifically than what could be done previously. Before, it was just a “vehicle,” now it’s a type of vehicle and trucks—and they all behave differently from a noise perspective. In the past, that level of sensitivity could not be taken into consideration. Now, with respect to noise, differences in topography can be analyzed that could have been taken into consideration previously. In some cases (as with the Riverpark project) these differentials make a very large difference in noise results and subsequent impacts. Please see Draft EIR Section 4.5, Noise, and **April 29, 2004 Planning Commission hearing transcript**, pp. 43–46, 47–52, 73–77, in the Final EIR.

Response 31

The commenter asks where the changes with regard to noise calculations have taken place. Not only has the modeling been changed (see **Response 30**, above) but also noise meters are more sophisticated and sensitive than what they were in years past. Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 43–46, 47–52, 73–77, in the Final EIR.

Response 32

The commenter asked if the project site were particularly noisier than other locations. There is nothing about the project site that is particularly unique from a noise perspective. However, it is located in the center of the City of Santa Clarita, and is surrounded by major streets with high to unacceptably high noise levels currently. Other sites similarly adjacent to or near major streets or highways experience similar high levels of noise. Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 52–53, 73–77, in the Final EIR.

Response 33

The commenter asks if the residential units were removed from the site, would there still be a noise impacts. Although the noise would be audible, there would no longer be an impact because the residential units would no longer be impacted. Please see Draft EIR Section 6.0, Alternatives, at pp.6.0-21–30, and **April 29, 2004 Planning Commission hearing transcript**, pp. 53–54, 73–77, in the Final EIR.

Response 34

The commenter asks if there would be a significant noise impact if the impacted residential units were moved to another part of the project site that was not impacted by noise (albeit increasing the density). There would be no noise impacts from increasing density by relocating the currently impacted residential units to areas without significant noise impacts because the noise that is generating significant impacts is caused by traffic along Cross Valley Connector/Newhall Ranch Road. Therefore, the noise impacts are primarily tied to the traffic traversing the Cross Valley Connector/Newhall Ranch Road. Please also see **April 29, 2004 Planning Commission hearing transcript**, pp. 73–77, in the Final EIR.

Response 35

The commenter addressed the Level of Service along Newhall Ranch Road, Santa Clarita Parkway, Soledad Canyon Road, and Bouquet Canyon Road and noted that, with more congestion slowing down the traffic, noise levels generally become lower. That is a correct statement.

Response 36

The commenter asks if the Cross Valley Connector is constructed, then would the Level of Service improve. As explained in Draft EIR Section 4.3, Traffic/ Access, at pp. 4.3-18–19, a method in which to model the improvement of surrounding intersections due to the implementation of the Cross Valley Connector involves the comparison of two scenarios: Scenario 1 – Interim Year/No Riverpark project and No Cross Valley Connector (Riverpark portion); and Scenario 2 – Interim Year/Riverpark project and Cross Valley Connector (portion through Riverpark). The interim year is generally 10 years into the future and would include additional traffic generated by projected ambient growth during that time frame.

The respective intersections and the comparison are as follows:

- Bouquet Canyon Road/Soledad Canyon Road – In Scenario 1, the intersection of Bouquet/Soledad would operate at LOS D in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would operate at an LOS C in the AM peak hour and LOS E in the PM peak hour, a marked improvement over operating conditions in Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- McBean Parkway/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, the respective LOS in the AM and PM peak hour remain at the same grade (LOS D), with minor improvement. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- Bouquet Canyon Road/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS E in the PM peak hour. In Scenario 2, the LOS would improve,

though remain at LOS D in the AM peak and improve in the PM peak hour to LOS D. Overall, intersection operations would improve in Scenario 2 as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).

- Seco Canyon Road/Bouquet Canyon Road – In Scenario 1, this intersection would operate at LOS E in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would remain at LOS E in the AM peak hour but would improve significantly to LOS D in the PM peak hour. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- Valley Center Drive/Soledad Canyon Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, this intersection would operate at LOS B in the AM peak hour and LOS B in the PM peak hour, again a significant improvement as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).

Please see **Topical Response 6: Traffic** and **April 29, 2004 Planning Commission hearing transcript**, pp. 73–77, in the Final EIR.

Response 37

The commenter requested clarification on the traffic vehicle mix used in the traffic study. Peak hour vehicle mix in the project study area is assumed to be 2 percent heavy trucks, 8 percent medium trucks, and 90 percent passenger vehicles. These percentages come from the Federal Highway Administration *Highway Capacity Manual* (HCM 2000), a source that is utilized by jurisdictions in the region. A vast majority of these truck trips are expected be local serving, similar to the truck trips found elsewhere on similar roadways within the Valley's roadway network.

Response 38

The commenter requested clarification on what makes up traffic noise. Traffic noise mostly comes out of a pipe, specifically the end of a tailpipe. The same would hold true for trucks. That has an impact on how noise is measured. For example, the end of an exhaust pipe for a diesel truck is approximately 8 feet tall, so a 6-foot wall may have little or no usefulness if the problem is caused by a diesel truck. Automobiles noise is measured at about 1 foot above the ground. Therefore, in addition to exhaust pipe noise (where most of the noise comes from), a second source of noise is tire vibration. Accessory noise sources, such a loud car stereos most likely have a negligible influence. Please see **April 29, 2004 Planning Commission hearing transcript**, p. 58, in the Final EIR.

Response 39

The commenter asks if new technology to road, tire, and engine design are increasing or decreasing noise levels. The answer is, both. Currently, investigations are underway on different roadway surfaces. Some

have rubber built into the roads and are being tested to see if they have an appreciable reduction or influence on roadway noise and vibration. If a smooth asphalt surface is used as opposed to concrete, which has ridges built in it for drainage/grip, a slightly lower level of noise would be generated. However, how much noise reduction can be achieved depends on factors such as how many lanes of traffic there are and how fast the vehicles are traveling. Many factors need to be taken into consideration to determine for different surface materials used the amount of noise reduction realized. Please see **April 29, 2004 Planning Commission hearing transcript**, p. 59, in the Final EIR.

Response 40

The commenter asks if the Riverpark EIR calculated noise impacts using today's technology and not what may or may not be used in the future. The Riverpark EIR used the technology that is available today to determine impacts. Please see Draft EIR Section 4.5, Noise, pp. 4.5-7-9, for noise methodology and procedures used in the Riverpark analysis.

Response 41

The commenter asks how a noise profile of a site is done. Roadway generated noise is the noise related issue on the Riverpark site. In summary, noise readings are taken to establish an existing condition for the project and then are utilized, along with future traffic volumes and site design, as part of a modeling process. The result would be a 24-hour CNEL average which is compared to applicable City standards. Please see **Response 40**, above.

Response 42

The commenter questioned how noise is measured. Please **Response 41**, above, and see **April 29, 2004 Planning Commission hearing transcript**, p. 61, in the Final EIR.

Response 43

The commenter asked for a breakdown of open space, park and trail acreage.

Total Active Neighborhood Public Park	5.7 acres
Total Open Space (City-Owned)	392.83 acres
Open Space Lots	23.75 acres
Santa Clara River Lots	336.16 acres
Passive Open Space Lots	32.92 acres

River Trail (City-Owned)	8.35 acres
Total Open Space/Private Park (HOA)	104.37 acres
Area C	22.2 acres
Area D	26.4 acres
Area A1	10.25 acres
Area A2	30.78 acres
Area B	14.74 acres
Total LMD	10.35 acres
Water Quality Basin (HOA)	1.98 acres

Please also see **April 29, 2004 Planning Commission hearing transcript**, pp. 62–63, in the Final EIR.

Response 44

The commenter asked if the Parks and Recreation Department oversees passive recreation use areas such as trails. A representative from the Parks and Recreation Department stated that the parks would be under the purview of the Parks and Recreation Department. The City will own and maintain that portion of the river within the project boundary. Please see **April 29, 2004 Planning Commission hearing transcript**, pp. 63–64, in the Final EIR.

Response 45

The commenter wanted to know if there were treatments available for bridge abutments that would make them more aesthetically pleasing. The Planning Commission requested staff to research the possibility of utilizing potential visual enhancement design alternatives to the concrete bridge abutments that are necessary for the Newhall Ranch Road/Golden Valley Road Bridge. Visibility to these abutments would be limited, likely only from the Santa Clara River Trail. Additionally, the City would minimize, to the extent possible, exposed concrete and would conversely maximize buried bank stabilization and other more natural materials. After researching this request, staff has determined that available alternatives feasible for inclusion on the proposed bridge abutments could include several types of visual enhancements such as colored concrete, stamped concrete, manufactured stone veneers, and decorative concrete indentions/impressions. The costs associated with these visual enhancements, however, would increase the bridge cost if incorporated.

Response 46

The commenter requested photo simulation from Soledad Canyon Road from approved uses along Soledad Canyon Road in relationship to the Riverpark project and an aerial photograph. The Riverpark Soledad Exhibit can be found in the Final EIR, **Appendix H, Agency Requested Information**.

Response 47

The commenter asked how much will the hill behind Gavilan Drive be graded. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to Gavilan Drive in the Emblem neighborhood. Please also see **April 29, 2004 Planning Commission hearing transcript**, pp. 77–79, revised Vesting Tentative Tract Map included as **Appendix D** to the Final EIR.

Response 48

The commenter asked that as the grading is reduced is Area D going to move out. The project applicant has stated that although the ridgeline would remain in place, the units in Area D would not be affected and the development pad area would get slightly smaller. Please also see **April 29, 2004 Planning Commission hearing transcript**, p. 79, in the Final EIR and **Response 47**, above.

Response 49

The commenter asked how the Santa Clara River could be public if it is located on private land. And how can this be used for General Plan analysis. The portions of the Santa Clara River within the project site would be dedicated to the City prior to issuance of occupancy permits. Until such time that the Santa Clara River is dedicated to the City, the property is private and public use is unauthorized. The Riverpark EIR is obligated to analyze all of the applicable General Plan Goals and policies as a part of its land use consistency analysis for the project, which in this case involves the transfer and dedicated of that portion of the Santa Clara River to the City of Santa Clarita.

Response 50

The commenter asked if the Cross Valley Connector would have a bridge over Soledad Canyon and over Sierra Highway. All of the cars would still pinch-point on Sierra Highway. As stated in Draft EIR Section 4.3, Traffic/ Access, p. 4.3-18, the Cross Valley Connector is, "...the planned extension of Newhall Ranch Road over the Santa Clara River to connect with the planned and substantially funded extension of

Golden Valley Road....Planned for completion in 2006/2007, the Cross Valley Connector will provide a continuous route from the SR-14 at Golden Valley Road to I-5 at the SR-126 interchange.”

The Riverpark project results in the acceleration of the construction of the last, unfunded, unbuilt portion of the Cross Valley Connector. This improvement is required to be constructed and operation before the project’s 501st occupancy. Draft EIR Section 4.3, Traffic/Access, illustrates the benefits to the Valley’s roadway network. One of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carried 57,000 vehicles per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this portion of Soledad Canyon Road is significantly reduced to 36,000 vehicle trips. Therefore, acceleration of the Cross Valley Connector by the Riverpark project, through its right-of-way dedication and B&T contribution, will result in the improvement of traffic conditions in the SC Valley, including emergency vehicle movement. Please also see **Topical Response 6: Traffic** in the Final EIR.

Response 51

The commenter asks if the roads and bridges were required to be finished prior to the initiation of construction. Please see **Response 50**, above, which discusses the timing of construction of the last section of the Cross Valley Connector.

Response 52

The commenter states that the Cross Valley Connector is being dumped on the constituents in Canyon Country. The Cross Valley Connector was discussed and approved by the City of Santa Clarita during the update to the Circulation Element of the General Plan conducted in February 1997. The alignment of this roadway has been in place for many years. This roadway configuration is contingent on the planned extension of Newhall Ranch Road over the Santa Clara River to connect with the planned and substantially funded extension of Golden Valley Road to I-5 at the SR-126 interchange. Development patterns are already established throughout the community that would not allow for a redesign of the roadway.

Response 53

The commenter suggests that the Cross Valley Connector be realigned through Valencia or through the mountains. The commenter also asked if any traffic analysis has been completed for this alignment. The alignment of the Cross Valley Connector has been in place for many years. Portions of the Cross Valley Connector are located in the community of Valencia. As discussed in **Response 52**, above, the Cross Valley Connector was discussed and analyzed during the update to the Circulation Element of the General Plan conducted in February 1997. A detailed traffic study was prepared for the Circulation Element update, which considered the entire roadway length (and impacts) of all of the roadways within the City of Santa Clarita, including the Cross Valley Connector. This roadway configuration is contingent on the planned extension of Newhall Ranch Road over the Santa Clara River to connect with the planned and substantially funded extension of Golden Valley Road to I-5 at the SR-126 interchange. Development patterns are already established throughout the community that would not allow for a redesign of the roadway.

Response 54

The commenter asked why pile drivers would be used, when friction piles or caissons could be used which would produce less noise. At this time, the project applicant is not entirely certain as to what machinery would be used to construct the bridge. Pile drivers were used in the noise analysis because they could be used for bridge construction activities and that they are the worst-case noise generators. The purpose of the noise analysis contained within the Riverpark EIR was to analyze noise impacts under worst-case conditions, thereby, providing decision makers with the most impacting scenario.

Response 55

The commenter asks who is paying for the bridge and is it cheaper for the project applicant to use pile drivers as opposed to other equipment. The Riverpark project, in staff's opinion, accelerates the City's ability to complete the Cross Valley Connector through its dedication of needed right-of-way and its substantial B&T contribution. As shown in the following cost breakdown, approval of the Riverpark project results in a nearly 50 percent reduction in the City's remaining obligation to construct this segment of the roadway (six-lane road, four-lane bridge). Additional B&T funds, state and federal grant funds, and other funding sources would be utilized to make up the difference.

**Cost Breakdown Based on 2003 Estimates
Cross Valley Connector
(Bouquet to Soledad Flyover)
Six-Lane Road/Four-Lane Bridge**

	<u>No Riverpark</u>	<u>With Riverpark</u>
Design	\$ 3,000,000	\$ 3,000,000
* ROW Acquisition	\$ 10,000,000	\$ 0
Construction	\$ 26,500,000	\$ 26,500,000
Contingency /Overhead	\$ 10,000,000	\$ 10,000,000
Subtotal		\$ 39,500,000
** B&T Contribution	N/ A	- \$ 13,842,160
Total	\$ 49,500,000	\$ 25,657,840

** ROW acquisition cost expected to be higher—based upon 2000 estimate and based upon past ROW acquisition on similar projects being higher than estimated.*

***B&T obligation cited above is based upon 1,183 residential units and a 3-acre commercial site.*

The comment with regard to the use of cheaper equipment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 56

The commenter asked if it was fair that the project applicant doesn't want to pay money to use different equipment than pile drivers if they create such high noise levels. Please see **Response 54**, above. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 57

The commenter reminded the Planning Commissioners that they are responsible for the current residents and not solely to create revenue for the City coffers. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 58

The commenter questioned the inconsistency in the grading numbers used at the last public hearing. The March 2, 2004 Staff Report (**Appendix I**) indicated that the Riverpark project would move approximately 9.1 million cubic yards of earth, which would be balanced on site, with 3.6 million cubic yards of remedial grading. The April 20, 2004 Staff Report (**Appendix I**) correctly indicates that the "...project site grading would require the cut and fill of approximately 5.5 million cubic yards of earth, balanced on site. An additional 3.6 million cubic yards of remedial grading is also proposed." The Riverpark Draft EIR correctly analyzes the impacts of the movement of 5.5 million cubic yards of earth, balanced on site with an additional 3.6 million cubic yards of remedial grading, for a total of 9.1 million cubic yards.

Response 59

The commenter asked if the City would stop the project if mitigation is not done correctly. Please see **Response 27**, above.

Response 60

The commenter suggested that the discussion with regard to roadways in the project and the Cross Valley Connector is confusing when discussed together. Please see **Responses 1, 2, 3, and 4**, above, and **Topical Response 6: Traffic** in the Final EIR.

Response 61

The commenter stated that the City of Santa Clarita has the worst air pollution in the United States. This statement is incorrect. An article in the *Daily News*, Santa Clarita Edition, September 22, 2003 indicated that there were two other regions with worse air quality conditions than Santa Clarita-Crestline and Redlands. In addition, as the Environ International Corporation study indicates, Santa Clarita's air quality problems are primarily caused by sources in other parts of the South Coast Air Basin, outside the SC Valley area. Please see Final EIR **Appendix B**. (Environ International Corporation study)

Response 62

The commenter noted that this project was going to add pollution, traffic, cars, and ozone. Draft EIR Sections 4.4, Air Quality, and 4.3, Traffic/Access, acknowledge that there would be an increase and significant impacts to air quality and traffic/access. Please see **Topical Response 5: Air Quality** and **Topical Response 6: Traffic** in the Final EIR.

Response 63

The commenter states that unless these conditions are met then this project cannot be considered. Additionally the commenter noted that people are going to have cancer of the lung due to the pollution of the air. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 64

The commenter states his opinion that the Newhall Land and Farming Company is truly only interested in selling land and making money and this is going to have an impact on health. Please see **Responses 62 and 63**, above. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 65

The commenter indicated concern regarding the plan to grade the ridge behind Gavilan Drive creating visual, noise, aesthetic, and air pollution impacts on her property. Please see **Response 47**, above, with respect to Gavilan Drive ridge concerns. The Riverpark Draft EIR concludes that there would be significant and unavoidable impacts with regard to visual resources, noise and air quality.

Response 66

The commenter's statements focused upon the correlation between increasing air pollution and corresponding/subsequent cancer/disease rates, and asked the Planning Commission to contact the American Lung Association on that subject. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 67

The commenter suggested that the City stop the CEMEX proposal because that proposal connects to Newhall Ranch conveniently. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses or the project or raise any other CEQA issue, no further response can be provided.

Response 68

The commenter submitted a petition from residents on his street requesting that the ridge along Gavilan Drive not be graded. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood. Please see **Responses 47 and 48**, above.

Response 69

The commenter requested clarification that although the ridge might be modified on the other side [not facing Gavilan Drive], the viewshed facing Gavilan Drive would not be modified. As discussed in **Response 68**, above, the ridge would not be modified adjacent to the homes along Gavilan Drive.

Response 70

The commenter felt that the Cross Valley Connector would bring truck traffic to his home and school and that they need buffers to protect from noise and pollution. Draft EIR Section 4.4, Noise, p. 4.5-22, indicates that construction noise would result in temporary significant impacts to those residents in the Emblem Tract. During operational periods the apartments located in Area D will buffer noise from Newhall Ranch Road to the Emblem Tract (p. 4.5-30). The general comment regarding impacts from pollution is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 71

The commenter does not see the need for the Cross Valley Connector. The Cross Valley Connector is a roadway that will run from the I-5/SR-126 interchange at the northwestern edge of the City to SR-14 on the southeastern edge of the City. The roadway will connect to various streets within the City and will result in more efficient travel within the City.

There are several segments of the Cross Valley Connector that are either going through the environmental process, that are approved, that are being constructed, or that are built. The following is a

list of the Cross Valley Connector segments starting at the I-5/SR-126 interchange and ending at the Golden Valley Road/SR-14 interchange.

- Interstate 5/126 interchange to the Newhall Ranch Road/Rye Canyon Road intersection is in the environmental stage and is fully funded. Construction is anticipated to commence in early 2005.
- Newhall Ranch Road/Rye Canyon Road intersection to the Newhall Ranch Road/Bouquet Canyon Road intersection is built.
- Newhall Ranch Road/Bouquet Canyon Road intersection to the Santa Clara River just north of the Soledad Canyon Road "Flyover" is being analyzed in the Riverpark EIR and will also be analyzed in a separate EIR/EIS being prepared independently of the Riverpark EIR.
- Area just south of the Santa Clara River to an area just south of Soledad Canyon Road (named the Soledad Canyon Road/Golden Valley Road flyover which is a bridge over Soledad Canyon Road) is approved and will start construction this month.
- From the terminus of the Soledad Canyon Road/Golden Valley Road flyover to the Golden Valley Road/Sierra Highway intersection is built.
- Golden Valley Road/Sierra Highway intersection to SR-14 is currently under construction and is anticipated to be open this summer.

One example of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Riverpark Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carries 57,000 vehicle trips per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this stretch of Soledad Canyon Road is significantly reduced to a total of 36,000 vehicle trips per day. These reductions continue easterly along the Soledad corridor and are all due to the Cross Valley Connector. Consequently, a reduced number of trips on the Soledad arterial leads to improved intersection operation at the affected intersections.

Finally, please see **Topical Response 6: Traffic** in the Final EIR.

Response 72

The commenter voiced concerns about air quality issues in Santa Clarita. The general comment regarding air quality is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 73

The commenter discusses a road going in next to Soledad Canyon Road that will pass multiple homes, schools parks and would consequently create air quality impacts and subsequent cancer rates. The City is not clear as to which roadway the commenter is referring and, therefore, cannot provide a more specific response. Nevertheless, please see **Topical Response 5: Air Quality** in the Final EIR. The comment also complains about her children playing soccer in 105-degree heat, and suggests that information be obtained from the American Lung Association. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 74

The commenter voiced concern that the City was not monitoring the NRMP adequately. The commenter indicated that they had spoken to Fish and Game, the Sheriffs Department, and Fish and Wildlife, and no one will address these issues. In summary, CDFG and ACOE monitor the requirements of the NRMP. Please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 75

The commenter's opinions regarding Impact Sciences are acknowledged. These comments reflect only the opinion of the commenter and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. The commenter voiced concern that spadefoot toads were not found initially on the project site. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, was revised when western spadefoot toads were observed on the site in early March of 2004 in three separate rainpools created by disturbances on the project site. As Revised Riverpark Draft EIR Section 4.6 explains (p. 4.6-35), western spadefoot toads have no federal or state protected status, but are classified only as a California Species of Special Concern and as a Federal Species of Concern, which indicates that the species warrants monitoring due to population decline.¹ Therefore, the species is not entitled to legal protection and a project redesign to preserve existing habitat is not required. Please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

¹ Hayes, M.P., and M.R. Jennings, "Decline of Ranid Frogs in Western North America: Are Bullfrogs (*Rana catesbeiana*) Responsible?" *Journal of Herpetology*, 20: 490-509.

Response 76

The commenter states that given that they cannot trust any of the information in the EIR. These comments reflect only the opinion of the commenter and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 77

The commenter suggests that the City needs help with monitoring of the Santa Clara River because of activities that are happening in the river. The general comment regarding monitoring of the Santa Clara River is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided. Nevertheless, please see **Responses 1 through 29 to Comment Letter 26**. (Teresa Savaikie, May 2004)

Response 78

The commenter stated that as elected officials, the City of Santa Clarita has a responsibility to the residents of the mobile home park. The comment regarding protection of the mobile home park is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses or raise any other CEQA issue, no further response can be provided.

Response 79

The commenter stated that there could be liquefaction problems associated with the Riverpark development in an earthquake given its location to the Santa Clara River. Draft EIR Section 4.1, Geologic Resources, of the Riverpark Draft EIR concludes that liquefaction can be mitigated to a level of less than significant.

Response 80

The comment addresses concerns about the sufficiency of the water supply to handle the current population of the state, and asks where water will be found for the future. Please see Draft EIR Section

4.8, Water Resources, pp. 4.8-1–118; and EIR Volume IV, Appendix 4.8 (Water Supply and Demand Data). The comment does not raise any specific issue regarding the adequacy of the EIR's analyses and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 81

The comment states that trucking in water will be expensive. However, Riverpark Draft EIR does not propose "trucking in" water. The balance of the comment expresses the opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 82

The commenter indicated that she moved from Santa Clarita because of the taxes and stressed listening and paying attention to the public's concerns. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 83

The commenter suggested using colored concrete—so that walls in the river wouldn't have a washed look. The Planning Commission requested staff to research the possibility of utilizing potential visual enhancement design alternatives to the concrete bridge abutments that are necessary for the Newhall Ranch Road/Golden Valley Road Bridge. Visibility to these abutments would be limited, likely only from the Santa Clara River Trail. Additionally, the City would minimize, to the extent possible, exposed concrete and would conversely maximize buried bank stabilization and other more natural materials. After researching this request, staff has determined that available alternatives feasible for inclusion on the proposed bridge abutments could include several types of visual enhancements such as colored concrete, stamped concrete, manufactured stone veneers, and decorative concrete indentions/impressions. The costs associated with these visual enhancements, however, would increase the bridge cost if incorporated.

Response 84

The commenter discussed how many apartments were built in the community and indicated that she felt that the community had enough apartments. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided. Nevertheless, please see Final EIR **Response 1** to **Comment Letter 33**. (Stacy Kelleher, July 2004)

Response 85

The comment stressed the need to stay positive and suggested brainstorming to provide solutions. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses or raise any other CEQA issue, no further response can be provided.

Response 86

The commenter feels that having to go to a higher density makes the project less valuable. The commenter suggested that the site be used for high-end, 13- or 9-million dollar homes. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses or raise any other CEQA issue, no further response can be provided.

Response 87

The commenter asked why the project includes apartments as opposed to owner occupied units. At several meetings the Planning Commission has expressed a concern in the number of apartment units proposed with the project. The applicant has agreed to convert Area C from apartments to townhomes/condominiums, which would be individually owned (for sale).

Response 88

The commenter asked if there was a deficiency of apartments in Santa Clarita or if Santa Clarita was on par with the provision of apartments when compared to other communities. Please see **Response 87**, above. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 89

The commenter questioned the economic mix of housing units on the project site. The original project included the development of the site with a total of 1,183 residential units, including 439 single-family homes and 744 apartments. The Planning Commission has since revised the project to include a total of 419 single-family homes, 324 apartments, and 380 townhomes/condominiums.

Response 90

The commenter suggested that in order to reduce air quality and associated traffic impacts, a mix of affordable housing units should be included on the site. Please see **Response 89**, above.

Response 91

Commissioner Trautman asked if the apartment rents were going to be comparable to other rents such as the Prado in the City. The project applicant answered that no, the rents would not be that high because the location is not equivalent. Please see **April 29, 2004 Planning Commission hearing transcript**, p. 105, in the Final EIR.

CITY OF SANTA CLARITA PLANNING COMMISSION MAY 13, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter asked if an alternative were investigated that downgraded Santa Clarita Parkway from a major to a secondary highway instead of eliminating it. The Riverpark Draft EIR addressed five alternative scenarios to the proposed project. In accordance with Section 15126.6(a) of the *CEQA Guidelines*, “An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.” The City believes that the five alternatives considered—No Project, Santa Clara River Reduced Bank Stabilization, Ridgeline Preservation, Noise/Development Standards and Deletion of Santa Clarita Parkway—directly reflect *CEQA Guidelines* Section 15126.6(b) “...the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project.” Therefore, no further analysis of additional alternatives is required. Nevertheless, during hearings, the Planning Commission determined to reduce Santa Clarita Parkway to two lanes, rather than six, but to retain the right-of-way and require the applicant to plant enhanced landscaping in the right-of-way.

Response 2

Please see **May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 20–22. In addition to the information provided by Tom Worthington of Impact Sciences, Inc. (Impact Sciences), each municipality must ensure that there are adequate water supplies to meet demand. The purpose of the Riverpark Draft EIR Section 4.8, Water Services, is to assess the adequacy of the water supplies to meet demand in the Santa Clarita Valley (SC Valley).

Response 3

As stated in response to this comment by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 20–23), the calculations found in the Riverpark Draft EIR water supply analysis (Section 4.8, Water Services) were based on information and technical studies provided by the Department of Water Resources (DWR), Castaic Lake Water Agency (CLWA), and the

local retail water purveyors in the SC Valley. In addition, water resource specialists with expertise in water resource management were consulted regarding the water supply and demand analysis used in the Draft EIR. Those experts included, among others, Richard C. Slade, of Richard C. Slade & Associates LLC (consulting groundwater geologists) and Joseph C. Scalmanini, of Luhdorff & Scalmanini, Consulting Engineers. In addition, please see **May 18, 2004 Planning Commission hearing transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), **Topical Responses 1–4** to the Final EIR, each dealing with an aspect of Water Resources, and Final EIR **Appendix A**. Finally, please see Final EIR **Responses to Comment Letters 18, 22, 23, 24, 28, 30, and 32**.

Response 4

In addition to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 22–23), the Riverpark Draft EIR Section 4.8, Water Services, at p. 4.8-82, discusses the groundwater banking program of the Semitropic Water Storage District. This section provides further responsive information. Finally, please see the **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), **Topical Responses 1 and 2** in the Final EIR, Final EIR **Appendix A**, and Final EIR **Responses to Comment Letters 18, 22, 23, 24, 28, 30, 32, and 44**.

Response 5

The Semitropic groundwater banking program is the subject of separate environmental analysis and review conducted by the Semitropic Water Storage District in a Program EIR prepared in 1994, and a supplement to the 1994 EIR, which Semitropic certified in January 2000. The Semitropic 1994 EIR and the 2000 Supplemental EIR are incorporated by reference and are available for public inspection at Valencia Water Company, 24631 Avenue Rockefeller, Valencia, California 91355.

The Semitropic groundwater banking program operates primarily on an in-lieu recharge basis. Water, which is surplus to the needs of Semitropic's banking partners, typically SWP water, is delivered to existing Semitropic Water Storage District farmers who use such water "in lieu" of historic groundwater pumping. This process is referred to as the "put" operation (i.e., storing water in the underground bank for later use, which is more apt to occur in wet years). The stored water is later recovered when needed, typically during dry years, and delivered to Semitropic's banking partners. This process is referred to as the "take" operation. The take operation may occur in two ways. Stored water can be returned either by

pumping water from the Semitropic groundwater basin in the California Aqueduct for delivery to a banking partner (i.e., direct pump back), or, perhaps more likely, by simply leaving the Semitropic Water Storage District's SWP water in the aqueduct for delivery to a banking partner (i.e., entitlement exchange). Regardless of the method, over the long-term, the Semitropic groundwater banking program produces higher groundwater levels and in that basin and reduces pumping costs for district farmers in that area, and provides Semitropic banking partners with a means by which to conserve their water supplies (e.g., SWP water) for use during dry years.

Finally, please see the **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), **Topical Responses 1** and **2** to the Final EIR, Final EIR **Appendix A**, and Final EIR **Responses to Comment Letters 18, 22, 23, 24, 28, 30, 32, and 44**.

Response 6

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 24–25), water demand is increased by approximately 10 percent in dry years. This is to account for the fact that initially more water is used in the first year of a drought, because users have not yet begun to conserve water supplies until there are announcements of a drought. In addition, please see the **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), Final EIR **Appendix A**, and Final EIR **Responses to Comment Letters 18, 22, 23, 24, 28, 30, 32, and 44**.

Response 7

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 25), the water-related technical studies are generally prepared by DWR, Richard C. Slade of Richard C. Slade & Associates, LLC (Consulting Groundwater Geologist), CH2MHill, a consulting firm, and Joseph C. Scalmanini of Luhdorff & Scalmanini Consulting Engineers. Please see Draft EIR Section 4.8, Water Resources, and Appendix 4.8; also, please see Final EIR **Appendix A**, and **Topical Responses 1** and **2** of the Final EIR.

Response 8

CLWA contracted with Richard C. Slade of Richard C. Slade & Associates, LLC and Joseph C. Scalmanini of Luhdorff & Scalmanini Consulting Engineers for technical memoranda used in assessing groundwater supplies in the SC Valley. CLWA and other local retail water purveyors contracted with Mr. Slade to allow him to significantly update his technical analysis of both the Saugus Formation and Alluvial aquifer (see Riverpark Final EIR **Appendix A** [Slade 2001 Update Report]). In addition, please see the **May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 26.

Response 9

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 26–28), for a discussion of the scope and extent of the cumulative water analysis for the SC Valley, please refer to the Riverpark Draft EIR Section 4.8, Water Services, pp. 4.8-103–118.

Response 10

Please see **Response 9**, above.

Response 11

In further response to the information provided by Mr. Worthington of Impact Sciences and the City Attorney (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 28–29), the lead agency must make an independent analysis of the adequacy of the water supplies to meet the demand for this project, in conjunction with other development in the SC Valley. This determination can be based on the information presented in the Riverpark Draft EIR Section 4.8, Water Services; EIR Volume IV, Appendix 4.8 (Water Service Data); and the Final EIR **Appendix A**, which contains additional water-related technical reports, studies and memoranda, including, without limitation, Santa Clarita Water Division's November 2004 supplement to its SB 610 report. Based on this data, the EIR found that the reported water supplies exceed demand for both the Riverpark project and all cumulative development in the SC Valley. Finally, please see the **May 18, 2004 Planning Commission hearing transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), and Final EIR **Responses to Comment Letters 18, 22, 23, 24, 28, 30, 32, and 44**.

Response 12

In further response to the information provided by the City Attorney (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 30–31), please see **Response 11**, above.

Response 13

In further response to the information provided by the City Attorney (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 30–31), please see **Response 11**, above.

Response 14

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 32–35), the Riverpark Draft EIR contains a discussion of water demand in the SC Valley. Please see the Draft EIR Section 4.8, Water Services, at pp. 4.8-92–98. This water demand analysis assessed historical and existing water demand in the SC Valley from 1990 through 2002. This analysis also assessed projected water demand using the County's Development Monitoring System (DMS) through 2015. Finally, the analysis projected water demand in the SC Valley up to 2025 over normal/average years, a single dry year, and multiple dry years. In addition, please see attachment to the **May 18, 2004 Planning Commission hearing transcript** (Commissioner Trautman's written questions and written responses to those questions).

Response 15

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 36–39), according to the 2003 *Santa Clarita Valley Water Report*, a significant accomplishment in 2003 was the storing of over 30,000 acre-feet of SWP Table A water by CLWA in the Semitropic Water Storage District's groundwater banking program. This interim groundwater bank account will be used as an additional supply for the SC Valley during a dry period, and supplements the 24,000 acre-feet of SWP water banked in the same program by CLWA in calendar year 2002. Please see in addition Final EIR **Responses to Comment Letters 18, 22, 23, 24, 28, 30, 32, and 44, Topical Responses 1 and 2** to the Final EIR, **Appendix A** to the Final EIR, and attachment to the **May 18, 2004 Planning Commission hearing transcript** (Commissioner Trautman's written questions and written responses to those questions).

Response 16

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 36–39), please refer to the Riverpark Draft EIR Section 4.8, Water Services, at pp. 4.8-31–98. This section contains information responsive to this comment. In addition, please see the **May 18, 2004 Planning Commission hearing transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), attachment to the **May 18, 2004 Planning Commission hearing transcript** (Commissioner Trautman’s written questions and written responses to those questions), the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), **Topical Responses 1 and 2** to the Final EIR, Final EIR **Appendix A**, and Final EIR **Responses to Comment Letters 18** (SCOPE, May 2004), **22** (Ventura Coastkeeper, May 2004), **23** (California Water Impact Network, May 2004), **24** (Rossman & Moore, May 2004), **28** (Sierra Club, May 2004), **30** (Friends of the Santa Clara River, May 2004), **32** (Lynne Plambeck, May 2004) and **44** (Friends of the Santa Clara River, March 2004).

Response 17

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 39–40), information responsive to the treatment capacity of the existing water treatment plants in the SC Valley is provided in the Riverpark Draft EIR Section 4.21, Wastewater Disposal, at pp. 4.21-1–4. In addition, please see the **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), and attachment to the **May 18, 2004 Planning Commission hearing transcript** (Commissioner Trautman’s written questions and written responses to those questions).

Response 18

The comment raises a question regarding operations of the existing Saugus wastewater treatment facility. No information was obtained to confirm whether existing operations at that facility adversely impacted cottonwoods in the river. Nevertheless, please see **Response 17**, above.

Response 19

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 41–42), the Riverpark Final EIR **Appendix A**, includes an updated report prepared by Richard C. Slade & Associates, LLC. The Slade 2001 *Update*

Report assesses the condition of both the Saugus Formation and Alluvial aquifer. The report also includes projections about the amount of water to be used from the local groundwater sub-basin. Those projections are supported by the technical analysis provided by Slade, a groundwater geologist with substantial experience in connection with the local groundwater sub-basin. In addition, please see the **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), attachment to the **May 18, 2004 Planning Commission hearing transcript** (Commissioner Trautman’s written questions and written responses to those questions), **Topical Responses 1 and 2** to the Final EIR, and Final EIR **Responses to Comment Letters 18** (SCOPE, May 2004), **22** (Ventura Coastkeeper, May 2004), **23** (California Water Impact Network, May 2004), **24** (Rossman & Moore, May 2004), **28** (Sierra Club, May 2004), **30** (Friends of the Santa Clara River, May 2004), **32** (Lynne Plambeck, May 2004) and **44** (Friends of the Santa Clara River, March 2004).

Response 20

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 41–42), projections for the use of the Saugus Formation are supported by the Slade *2001 Update Report*, a copy of which is provided in the Riverpark Final EIR **Appendix A**. Please see **Response 19**, above.

Response 21

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 42–46), please refer to **Topical Response 2: Groundwater Supplies and Perchlorate**, in the Final EIR. In addition, according to CLWA, treatment of the perchlorate-contaminated groundwater in the impacted wells is expected to commence within two years, which, in combination with the drilling of two to three replacement wells—one of which is already in operation—will effectively constitute full restoration of Saugus Formation well capacity. For a copy of the letter from CLWA to Ken Pulskamp, City Manager, City of Santa Clarita, dated October 13, 2004, please refer to **Appendix A** of the Riverpark Final EIR. In addition, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **22** (Ventura Coastkeeper, May 2004), **28** (Sierra Club, May 2004), and **32** (Lynne Plambeck, May 2004).

Response 22

Please see **Response 21**, above.

Response 23

Please see responses provided by Mr. Worthington of Impact Sciences at pp. 46–51, and 51–52 of the **May 13, 2004 Planning Commission hearing transcript**.

Response 24

The commenter requested additional information with regard to the conclusion that the increase in impervious surfaces would not substantially increase velocity in the river. Riverpark Draft EIR Section 4.20, Floodplain Modifications, concludes, “[t]he Flood Technical Report for Riverpark (PSOMAS, February 2004) prepared for the Riverpark project concludes that there would be no significant increase in water surface elevation, velocity or sedimentation downstream of the project site as a result of project improvements.” (Draft EIR Appendix 4.8) Please see also **May 13, 2004 Planning Commission hearing transcript**, pp. 52–54.

Response 25

The commenter asked if all of the referenced calculations and the number of catch and retention basins are included for reference. The answer is, yes. The hydrology/flood report prepared for the project and the conceptual drainage plans are included the in Riverpark Draft EIR Appendix 4.2, Volume II.

Response 26

The commenter noted that some of the streams/drainages are considered ephemeral, and asked if it would be possible to leave them in their natural state. The project applicant is proposing to remove these drainages and replace them with dirt and land uses. Please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, **May 13, 2004 Planning Commission hearing transcript**, p. 55–56, and Final EIR **Appendix C, Hybrid Functional Assessment for Riverpark**. (Glenn Lukos Associates, October 2004) Please see in addition **Responses to Comment Letters 17, 20, 22, and 25** in the Final EIR.

Response 27

The commenter asked if the homes within a certain portion of the plan fall within the 100-year flood plain. The only homes that fall within the existing 100-year FEMA floodplain are generally those homes closest to the river in Planning Area A2.

Response 28

The commenter asked if bank stabilization is effective in dealing with the velocity at the Area A2 location. Bank stabilization is specifically designed to prevent changes in velocity from being significant so that the velocity of the flows is not erosive and does not result in additional deposition of sediment downstream on another property. Although there would be changes in velocity, the changes would not be large enough to be considered significant. Please see Draft EIR Section 4.2, Flood, Section 4.8.1, Water Quality, and Appendices 4.2 and 4.8.1, Final EIR **May 13, 2004 Planning Commission hearing transcript**, pp. 46–51, 57, and 75–80, and **Appendix G, Additional Hydrology and Water Quality Analyses for the Riverpark Project**. (GeoSyntec, October 2004) Finally, please see **Responses to Comment Letter 25**. (Heal the Bay, May 2004)

Response 29

The commenter asked if there were plans to adjust velocities coming down from the burned/bulked area that is not protected to protect the bridge. Riverpark Draft EIR Section 4.2, Flood, 4.2-23–4.2-33 describes that runoff from the project site would be controlled through storm drains, open channels, low flow pipes and outlets, catch basins, debris basins, energy dissipators and bank stabilization. All of the proposed drainage features outlined above, would protect the bridge from debris impacts. Please see Draft EIR Appendix 4.2, Flood Technical Report and conceptual drainage plans, and Final EIR **Appendix G, Additional Hydrology and Water Quality Analyses for the Riverpark Project**. (GeoSyntec, October 2004)

Response 30

In further response to the information provided by Mr. Worthington of Impact Sciences (**May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, 46–51, 59–61), please refer to the Riverpark Draft EIR Volume IV, Appendix 4.8 (CH2MHill Memorandum, *Effect of Urbanization on Aquifer Recharge in the Santa Clarita Valley*, dated February 22, 2004). Please also see **Topical Response 1** to the Final EIR, **Appendix A** to the Final EIR, and **Responses to Comment Letter 25** (Heal the Bay, May 2004) in the Final EIR. Finally, please see Final EIR **Appendix C, Hybrid Functional Assessment for Riverpark**. (Glenn Lukos Associates, October 2004)

Response 31

In further response to the information provided by Mr. Worthington of Impact Sciences, please refer to **Response 30**, above.

Response 32

Please refer to the Riverpark Draft EIR Volume IV, Appendix 4.8 (CH2MHill Memorandum, *Effect of Urbanization on Aquifer Recharge in the Santa Clarita Valley*, dated February 22, 2004). Please also see **Response 30**, above.

Response 33

Please refer to the Riverpark Draft EIR Volume IV, Appendix 4.8 (CH2MHill Memorandum, *Effect of Urbanization on Aquifer Recharge in the Santa Clarita Valley*, dated February 22, 2004). In addition, please see **Response 30**, above.

Response 34

Please see specific responses provided by Mr. Worthington of Impact Sciences at pp. 62–65 of transcript dated May 13, 2004. See generally **May 13, 2004 Planning Commission hearing transcript**, pp. 10–19, Draft EIR Section 4.8, Water Resources and Appendix 4.8, Final EIR **Appendix C**, and **Topical Response 1**.

Response 35

Please see responses provided by Mr. Worthington of Impact Sciences at pp. 62–65 of transcript dated May 13, 2004. In addition, please see **Response 34**, above.

Response 36

The commenter asked what criteria determine whether the species is truly migratory or is a resident that migrates elsewhere and returns. All of the bird data used for the site was based on surveys conducted by Dan Guthrie continuously since 1993. Mr. Guthrie has made notes of all of the various breeding periods and nesting periods of the various species that could nest there and, to this date, he has not documented the summer tanager as a resident species. Also, Audubon records, California Department of Fish and Game (CDFG) databases, and other records have been reviewed to determine if there has been a history of nesting on the site. In particular, these birds are only known to occur in the area during the summer nesting season and then head south during the fall. See Draft EIR Appendix 4.6 and **May 13, 2004 Planning Commission hearing transcript**, p. 81.

Response 37

The commenter asked whether the lack of CDFG jurisdiction precludes the City's ability to protect these species in some way or to take some other action. The basic assumption made with regard to habitat is that a vegetative community in and of itself generally has less value as compared to taking all vegetative communities together and looking at the whole from a wildlife habitat perspective. A number of plant species, special status plant species and a number of wildlife species do not necessarily depend on one habitat type, and in fact depend on a variety of habitat types. Therefore, while the loss of one particular habitat may, in and of itself, not be significant, a variety of habitat types are evaluated and the conclusion in the case of the Riverpark project was that the net loss of 280 acres of combined habitat for plant and wildlife species is a significant impact. Additionally, three species unarmored threespine stickleback, arroyo toad and California red-legged frog were higher on the level of sensitivity with CDFG, and had there been a loss of those species themselves it would have been considered a significant impact. Please see **May 13, 2004 Planning Commission hearing transcript**, pp. 82–83.

Response 38

Please see responses provided by Mr. Worthington and Mr. Babcock of Impact Sciences at pp. 83–86 of **May 13, 2004 Planning Commission hearing transcript** and generally pp. 10–19, 46–51, 59–61 (Worthington). In addition, please refer to the Riverpark Draft EIR Volume IV, Appendix 4.8 (CH2MHill Memorandum entitled, *Effect of Urbanization on Aquifer Recharge in the Santa Clarita Valley*, dated February 22, 2004). In addition, please see **Response 30**, above, and **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004) and **25** (Heal the Bay, May 2004).

Response 39

The commenter stated that the project would create unmitigable impacts to water quality and aquatic habitat. Please see Draft EIR Section 4.8.1, Water Quality, which concludes that implementation of Best Management Practices and mitigation measures would reduce impacts to less than significant. In addition, see Draft EIR Section 4.20, Floodplain Modifications, which concludes that the project would not create significant impacts on the floodplain. For supporting information and documents, please see Draft EIR Appendices 4.2, 4.8.1 and 4.20, and Final EIR **Appendix C**, *Hybrid Functional Assessment for Riverpark* (Glenn Lukos Associates, October 2004) and **Appendix G**, *Additional Hydrology and Water Quality Analyses for the Riverpark Project*. (GeoSyntec, October 2004)

Response 40

The commenter suggests that Chapter One of the Draft EIR should clarify that 330 acres to be preserved as open space is riverbed of the Santa Clara River and should not be calculated as part of open space. Please see Section 1.0, Project Description, p. 1.0-4, which specifically calls out the Santa Clara River as 330.8 acres of open space. Therefore, the Draft EIR already distinguishes river open space as suggested. Secondly, Section 4.12, Parks and Recreation, p. 4.12-25 calculates that under the Quimby Act the project would be required to provide 10.72 acres of parkland. Page 4.12-26 of this section concludes:

“A large system of open space, parkland and trails is proposed as part of the project. All totaled, such features would occupy approximately 440 acres (or 64 percent of the project site). Each of these features meeting the UDC parkland requirements may be considered for partial parkland dedication credits. Fees, in-lieu of the dedicated parkland, may also be used to satisfy parkland requirements.

Credits toward meeting City Ordinance park requirements are determined by the City of Santa Clarita Department of Parks, Recreation and Community Service, and are based upon several criteria (e.g., access, improvements, topography, etc.) and the Ordinance requirements. Street area (either public or private) does not constitute parkland acreage toward the satisfaction of Quimby requirements because street area is not active parkland and, therefore, does not mitigate active parkland impacts.

Project park requirements would be met based on the City Ordinance and Quimby Act standards through a combination of the methods/project features described above. Therefore, the proposed project would not have a significant impact on parks, recreation, or trails. This is not to say project residents would not use off-site facilities, but that park facilities are being provided to serve projected needs. As indicated previously, the proposed project also includes the creation of a system of open space of substantial size, which is referred to as the Santa Clara River Area. Included in this area are the Santa Clara River and the areas adjacent to the river referred to as the ‘upland preserve zone’. All totaled, these features occupy approximately 339 acres, or 49 percent of the project site. This feature of the project is considered to be an important local and regional recreational and scenic amenity of the project. In fact, because the project proposes active park facilities, which will serve more than local residents, it would help alleviate the existing Citywide shortage of parkland. Consequently, impacts to local parks would be considered beneficial.”

Response 41

The commenter suggests that the elimination of the seven drainages on site requires mitigation and does not know why the U.S. Army Corps of Engineers (ACOE) does not claim jurisdiction over the other five drainages. The impacts to these jurisdictional drainages have been analyzed in the Draft EIR. Additionally, a report entitled *Hybrid Functional Assessment for Riverpark* (included in Final EIR **Appendix C**), prepared by Glenn Lukos Associates, has been prepared to evaluate the habitat quality of these impacted drainages. This report concludes that, with the project’s restoration of Drainage 1 and the establishment and enhancement of riparian and transitional habitat along the Santa Clara River, the

project would result in a significant increase in the function of on-site aquatic function as compared to the existing condition. The mitigation measure in the Draft EIR regarding these drainages shall be revised to require the applicant to obtain a 1600 et seq. from CDFG for the impacts to these drainages. Mitigation ratios for these drainages shall be established in accordance with CDFG requirements based upon the habitat quality for the impacted drainages. The ACOE reviewed all drainages and claimed jurisdiction on two. Please see also **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), and **25** (Heal the Bay, May 2004) in the Final EIR.

Response 42

The commenter stated that streams should be described in terms of linear feet rather than acreages. The ACOE uses acreage as a unit of measure when determining whether or not fill of jurisdictional waters of the U.S. will require a Nationwide or Individual permit and the CDFG uses acreage as a unit of measure when issuing Streambed Alteration Agreements. Both agencies use acreages when determining mitigation ratios. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise a specific issue concerning the adequacy of the Riverpark Draft EIR, no further response can be provided. Please see **Response 41**, above.

Response 43

The commenter stated that the impacts of burying streams goes well beyond their aerial measurements and includes complex effects on nutrients and sediment cycling and mitigation should go beyond a one to one replacement ratio. Please see **Response 41**, above.

Response 44

The commenter stated that there should be a minimum buffer of at least 100 feet between the river and the project. The commenter further notes that the project impinges on the 100-year flood plain and all development should remain outside of the buffer setback. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-51-52 includes a thresholds of significance standard by which the project is critiqued using a 100-year setback:

“However, the characteristics, quality, and extent of upland habitat that is necessary to protect the diversity of wildlife species dependent upon riparian habitat may differ depending on the geographic region and the particular requirements of the riparian

species to be protected. Previous studies have recommended preserving (and restoring, if necessary) a minimum of at least 100 feet of high quality upland habitat (upland preserve zone), as measured from the outer edge of the riparian habitat associated with the Santa Clara River ("resource line"), to adequately provide for the foraging and breeding habitat requirements of riparian-associated wildlife and to maintain species diversity within the riparian ecosystem, inclusive of the riparian/upland ecotone (Impact Sciences 1997). No development or recreational uses would be appropriate in this upland habitat. Because most of the upland habitat currently adjacent to the riparian edge is comprised of agricultural and disturbed/ruderal fields and is, therefore, considered of relatively low biological value, the applicant would need to revegetate these areas with appropriate native upland habitat (i.e., Great Basin sage scrub, coastal sage scrub, or scrub/grassland mix) that either historically occurred in the area or that would be of higher biological value to riparian and upland wildlife species.

Consequently, the following additional threshold has been established for this project:

- Preservation of less than 100 feet of high quality upland vegetation (after planting), as measured from the outer edge of the riparian resource associated with the Santa Clara River to adjacent urban development, will be presumed to be a significant impact on the riparian ecosystem associated with the Santa Clara River."

In addition, please see **Responses to Comments Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), and **25** (Heal the Bay, May 2004) in the Final EIR.

Response 45

The commenter indicated that increased imperviousness can lead to increased velocities and she did not see justification in the EIR that demonstrates the many factors were accounted for in the stream flow and bank stabilization analysis. Please see Draft EIR Section 4.2, Flood, and Section 4.8.1, Water Quality, and Appendices 4.2 and 4.8.1, and Final EIR **Appendix G**, *Additional Hydrology and Water Quality Analyses for the Riverpark Project*. (GeoSyntec, October 2004) Finally, please see **Response 44**, above. The commenter is not clear in precisely what factors were not taken into consideration in the stream flow and bank stabilization analysis; therefore, no further specific response can be provided.

Response 46

The commenter stated that the mitigation for the NRMP is not working. The City disagrees. Please see **Responses to Comment Letters 18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR, and Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary*. (URS, July 2004)

Response 47

The commenter indicated that planted cottonwood trees were dying between Bouquet Canyon and McBean Parkway. Please see **Response 46**, above.

Response 48

The commenter noted that massive off-road vehicle use continues in the Santa Clara River and has been reported on numerous occasions. Please see **Response 46**, above.

Response 49

The commenter stated that inadequate monitoring, including ignoring a stranded dying stickleback in a location downstream from the project site, was occurring in the Santa Clara River and the NRMP said that this situation would not happen. Please see **Response 46**, above.

Response 50

The commenter stated that on numerous occasions she had seen children with pellet guns in unspecified locations, and that she understands that drug dealing kids are in the Santa Clara River. The commenter stated that human encroachment on the river must be brought down to less than significant. Please see **Response 46**, above. In addition, please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, regarding the analysis of increased human presence in the river. Finally, please see **Response 46**, above.

Response 51

The commenter was of the opinion that the NRMP was only a document used by Newhall Land and Farming to support their development without any real regard to the environment. The City disagrees. Please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, **May 13, 2004 Planning Commission hearing transcript**, pp. 86–88, and Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary*. (URS, July 2004) Even so, this opinion is acknowledged and will be forwarded to the decision makers for their consideration.

Response 52

The commenter offered to walk and point out issues associated with the NRMP and the natural habitat that occurs in the Santa Clara River. Please see **Response 46**, above.

Response 53

The commenter stated that the loss of open space would displace native species, and the area would become overrun with non-native starlings, sparrows, and more ravens and crows. Conversion of approximately 280 acres of wildlife habitat/natural open space was considered by the Draft EIR as a significant unavoidable impact of the project. In addition, please see **Responses to Comment Letters 18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 54

The commenter stated that the declining spadefoot toad still resides in the river area. Revised Draft EIR concludes that, with the exception of western spadefoot toad, impacts on special-status species, including, without limitation, endangered species, would be less than significant after mitigation. Please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-109. Specifically with respect to the western spadefoot toad, please see Final EIR **Appendix C**. In addition, please see **Response 53**, above, and **Responses to Comment Letters 18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 55

The commenter noted the declining black-tailed jackrabbit still breeds in the hills and along the river without the threat of others. As discussed in the Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-73, impacts to black-tailed jackrabbit were considered to be less than significant pursuant to CEQA. Therefore, no mitigation measures are required. However, Revised Riverpark Draft EIR Section 4.6, Biological Resources, Mitigation Measure 4.6-1(v), as incorporated into the Draft EIR from the NRMP, stipulates that pre-construction surveys be conducted for a variety of special-status wildlife species potentially occurring on the site, including black-tailed jackrabbit. The measure further stipulates that individuals of any of these species that are located be captured and relocated to nearby undisturbed areas with suitable habitat. Implementation of this measure will substantially minimize direct impacts to this species. As a notation, the San Diego black-tailed jackrabbit does not have legal

protected status and is on the state and federal “watch list” only. In addition, please see **Response 53**, above, and **Responses to Comment Letters 18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 56

The commenter stated that cumulative impacts due to continued encroachments to the river floodplain have not been adequately addressed in the subject EIR or for other EIRs in the Santa Clara River watershed. It should be noted that the potential cumulative impacts of the project have been thoroughly analyzed in the Draft EIR and further in the Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-123–124:

“The above analysis indicates that potentially significant cumulative impacts could occur to various environmental biological resources due to the combined impacts of the proposed project and following nearby projects: Santa Clarita Parkway extension, Tesoro del Valle, Newhall Ranch Specific Plan, West Creek, North Valencia II Specific Plan, Valencia Commerce Center, and Curtis Sand and Gravel Mine Expansion. These resources include upland habitats such as coastal sage scrub, oak trees, riparian habitat associated with Santa Clara River, wildlife movement corridors, special-status species (including unarmored three-spine stickleback, western spadefoot toad, and arroyo toad), resources within SEA 23, and increased use of sensitive riparian resources by human and domestic animals. Potentially significant cumulative impacts include loss of riparian habitat, disturbance of riparian wildlife habitat due to nearby urban development, and effects on habitat for the unarmored three-spine stickleback, least Bell’s vireo, western spadefoot toad, and the arroyo toad, when present. While most of these projects include the implementation of measures that will mitigate specific biological impacts, most will still result in a net loss of biological resources, particularly natural habitat areas.

Because of the high biological value of riparian and wetland habitats and because of the continued loss of these habitats throughout the region, the proposed Riverpark project’s contribution to this loss, although relatively small, is considered a significant cumulative impact, both to the vegetation community itself, as well as to its value to the riparian ecosystem. Because of the time it takes for oak trees to reach maturity and contribute biological values equal to that currently occurring on the site, and due to continued loss of these trees in the region, the project’s contribution to this loss is considered a significant cumulative impact without mitigation. Continued development in the area also cumulatively contributes to the increase of humans and domestic animals. Because of the substantial amount of disturbance to sensitive resource areas posed by this increase, the project’s contribution to this increase is also considered cumulatively significant. Although the proposed project minimizes impacts to the biological resources within the SEA, the net loss of habitat within the SEA, combined with net losses of SEA habitats from other projects, effectively reduces the overall size of the SEA and is considered a significant cumulative impact.

When the potential cumulative effects of the above mentioned projects are viewed from a regional wildlife movement perspective, the major movement corridors between the Santa Clara River Valley and the Santa Susana Mountains and Los Padres/Angeles National Forest lands would still be preserved. Therefore, no significant cumulative impacts would occur with respect to regional wildlife movement.

The project would result in unavoidable significant impact to the net loss of wildlife habitat/natural open space; loss of SEA and associated riparian habitat and riverbed and impacts to adjacent upland habitat within 100 feet of the riparian source line. All other impacts (e.g., oak trees) will be mitigated to less than significant."

Furthermore, Section 4.20, Floodplain Modifications, pp. 4.20-68-69 states,

"...the proposed project in combination with the construction of Santa Clarita Parkway across the Santa Clara River and project site and other development in the Santa Clarita Valley, would further modify the floodplain by installing an additional bridge across the river (see Figure 4.20-7, Bank Stabilization and Bridge Locations). This action would further alter flows in the river; however, as with the proposed project, the effects would only be observed during infrequent flood events that reach the buried banks (e.g., 50-year and 100-year flood events). As indicated above, the proposed project would cause an increase in flows, water velocities, water depth, and changes in the flooded areas. However, these hydraulic effects would be very minor in magnitude and extent. ..., velocity changes in the river near the Santa Clarita Parkway Bridge would result in a very localized increase in velocity of five percent during the 2-year event that would dissipate approximately 200 feet downstream and 100 feet upstream of the bridge. Figures 4.20-12a-g, Santa Clara River Cumulative Conditions, show that the land area inundated by various flood events in the cumulative would also not vary significantly from existing and post-project conditions. When the construction of Santa Clarita Parkway across the river and project site is considered, the effects would still be insufficient to significantly alter the amount, location, and nature of aquatic and riparian habitats in the project area and downstream. Under the project with Santa Clarita Parkway Bridge, the river would still retain sufficient width to allow natural fluvial processes to continue. Hence, the mosaic of habitats in the river that support various Sensitive species would be maintained, and the populations of the species within and adjacent to the river corridor would not be significantly affected."

Section 4.4, Air Quality, pp. 4.4-73-74 explicitly state the cumulative impacts of the proposed project to air quality as follows:

"...implementation of the recommended mitigation measures would reduce summertime CO emissions by 4.6 percent, VOC emissions by 17.7 percent, NO_x emissions by 9.3 percent, and PM₁₀ emissions by 4.2 percent. The measures would reduce wintertime CO emissions by 75.3 percent, VOC emissions by 91.6 percent, NO_x emissions by 29.5 percent, and PM₁₀ emissions by 85.3 percent. Since these represent emission reductions on a daily basis, they would be reduced by at least the summertime percentages on an annual basis, thereby exceeding the SCAQMD's performance standard for annual emissions reductions. The CEQA Air Quality Handbook does not identify any reduction efficiencies for emissions of SO_x. It should be assumed, however, that these measures would reduce emissions of SO_x by a minimum of one percent given that the minimum reduction for other mobile emissions is 4.2 percent. Therefore, the project would meet the annual emission reduction target of one percent and would not be considered cumulatively significant pursuant to the SCAQMD's recommended approach.

Although this method is not included in the CEQA Air Quality Handbook as a way to assess cumulative air quality impacts, it is determined the project is within growth forecasts contained in the Growth Management Chapter of SCAG's RCPG, which forms the basis for the land use and transportation control portions of the 2003 AQMP. Therefore, it would be consistent with the 2003 AQMP, indicating that it would not jeopardize attainment of state and federal ambient air quality standards in the Basin.

Even though the project shows at least a one percent per year reduction in project emissions of CO, VOC, NO_x, and PM₁₀, and likely a similar reduction in SO_x emissions,

and even though the project is consistent with 2003 AQMP, as a conservative and “worst-case” approach, the project is considered to result in a significant adverse cumulative air quality impact and feasible mitigation is required.”

Additionally, Section 4.16, Visual Resources, pp. 4.16-34–35, concludes that cumulative impacts to visual resources will be significant as follows:

“Cumulative impacts would include the conversion of vacant land to urban or suburban uses. Additionally, there would be a cumulative visual impact relative to the loss of vacant undeveloped land as viewed from the public roadways. The amount of visible natural vegetation would also decrease overall. Nighttime illumination and daytime glare would increase in the project site and the surrounding area as a result of cumulative project development.

Development of the proposed project is currently planned to build out over a period of five years. As noted above, this development would occur within a generally urban and urbanizing area. The project’s visible development areas, in combination with other development expected to occur within the project area before or during project buildout, would largely be compatible with the aesthetic character that currently exists, a visual character that is becoming more urbanized over time.

In summary, the project and other proposed or on-going projects occur within infill development area within the Santa Clarita Valley. Development will result in changes to the appearance of the landscape as viewed from public roads. Proposed cumulative development will also contribute to cumulative night lighting and daytime glare and reflective impacts. Thus, cumulative impacts are considered significant.”

Section 4.3, Traffic/Access, p. 4.3-61, concludes that the proposed project would not create cumulative impacts subject to the implementation of mitigation measures as follows:

“Within the Santa Clarita Valley, the County and the City have established B&T Districts to manage the many significant infrastructure improvements planned to occur within the valley. The project site is located within the Bouquet Canyon District and the project will pay fees or construct eligible improvements.

The Bouquet Canyon B&T District has recently been updated and is considered a full improvement district. The implication of this is that the B&T fees collected within the district have been calculated to cover all the anticipated improvements necessary to build out the arterial roadway network as outlined in the City’s General Plan Circulation Element.”

Section 4.2, Flood, and Section 4.8-1, Water Quality, concludes that the project would not create significant cumulative flood and water quality impacts with the following summation:

It has been estimated that approximately 4 percent of that portion of the Santa Clara River watershed found in Los Angeles County would be developed and approximately 2.5 percent of the portion of the watershed found in Ventura County would be developed.¹ Each development project in the Santa Clara River watershed (1,634 sq. miles) will be of varying character and size, will have its own unique topographic and

¹ Alex Sheydayi, Deputy Director, Ventura County Public Works Agency, Flood Control Department, statement made at the Santa Clara River Enhancement and Management Plan Steering Committee Meeting, May 30, 1995.

geologic characteristics, will have flood and water quality impacts that will be unique to the geologic/soil conditions of the site, to the tributary watershed in which it is located, and to the reach of the Santa Clara River to which it drains, either directly or indirectly, and will be subject to the development criteria of the jurisdiction in which it is located.

All development within the portion of the watershed of the Santa Clara River located in Los Angeles County, including that within the City of Santa Clarita, is required to comply with the LACDPW Q-cap requirements to ensure that upstream or downstream flooding does not occur and to ensure that downstream erosion and sedimentation do not occur. Compliance with these requirements ensures consistency with the County's Q-cap model. Pursuant to LACDPW requirements, all drainage systems in developments that carry runoff from developed areas must be designed for the 25-year Urban Design Storm, while storm drains under major and secondary highways, open channels (main channels), debris carrying systems, and sumps must be designed for the 50-year capital flood storm. LACDPW also prohibits significant increases in off-site post-development storm flows and significant increases in storm flow velocities. Development in the Los Angeles County portion of the watershed must also comply with LACDPW design criteria. As a result of compliance, overall storm runoff discharge quantities from the watershed under post-development runoff conditions would be less than or equal to existing conditions largely because the runoff would be free of the debris that is typical of undeveloped watersheds and flow velocities would not increase significantly. Because on-site facilities would already have been built for burned and bulked flows from undeveloped areas, they would have more than adequate capacity to accommodate off-site flows as the off-site portions of the drainage areas develop.

Further, all development within the portion of the watershed of the Santa Clara River located within the jurisdiction of the RWQCB, including that within the City of Santa Clarita, is required to comply with the orders and regulations issued by the RWQCB, as well as those issued by the SWRCB, the NPDES, the County of Los Angeles, and the City of Santa Clarita and federal law during both construction and operation of the project. Further, each current and future development in the Santa Clarita Valley will also be required to meet all of those requirements to control storm water discharges of pollutants of concern for each such development.

As the analysis of project development demonstrates, development in minor drainage courses within Reach 7 of the Santa Clara River in compliance with these requirements would result in less than significant impacts. Additionally, as a policy, both the City of Santa Clarita and the LACDPW prohibit significant increases in flow velocity from a project site; therefore, adherence to this policy would result in no significant cumulative increases in velocity or erosion/sedimentation impacts along that portion of the Santa Clara River, which drains to this watershed.

Other projects within the City of Santa Clarita and Los Angeles County would be subject not only to the same general requirements as the proposed Riverpark project, but also to such other requirements as the City of Santa Clarita (as applicable), the LACDPW and the RWQCB may specifically identify for them based on their unique characteristics.

The analysis of project conditions, above, demonstrates that project development, which must comply with all of these City, County, state and federal requirements, would not create any significant impacts. Compliance with the Basin Plan, the General MS4 Permit and the General Construction Activity Storm Water Permit controls pollutants in runoff from the project, and thus runoff from the project causes no incremental increase in the cumulative impact of watershed-wide development.

Because the cumulative project storm water quality improvements in the City of Santa Clarita and Los Angeles County would be required to conform to all of the above-referenced requirements, no potentially significant cumulative project flooding impacts

are expected to occur from the incremental impacts of the project. These water quality standards will ensure that no potentially significant cumulative impacts will occur.

a. Water Quality

If not properly controlled, the cumulative effects on water quality from future development within the Santa Clara River watershed could be adverse and potentially significant. The nature of the land uses involved, the manner in which runoff is controlled prior to discharge pursuant to the requirements of the controlling jurisdictions (i.e., LACDPW, City of Santa Clarita, Ventura County Flood Control District, SWRCB and RWQCB), and the manner in which urban wastes are managed and prevented from becoming part of the storm water runoff would all affect the significance of such cumulative water quality impacts by lessening them.

Overall, the project would be expected to improve surface water quality conditions in the watershed, as compared to existing conditions. The project would increase storm water runoff volumes in the watershed by increasing impervious surfaces at the site; however, as discussed in Section 4.2, Flood, overall storm water runoff will decrease. Moreover, as discussed above, in certain respects, water quality of the runoff from the site would be expected generally to improve over the existing conditions, particularly over the conditions in the agricultural areas. Those constituents whose concentrations and/or loading in runoff may increase with the proposed development are not expected to create significant adverse impacts and are anticipated to be controlled effectively through the use of project-specific BMPs (PDFs). Dry weather flows are expected to be adequately treated and are unlikely to leave the site.

Regional plans and programs, including, without limitation, the Basin Plan and the General MS4 Permit are designed to preserve and enhance water quality and protect the beneficial uses of all regional waters within Region 4. The Basin Plan and the General MS4 Permit include narrative and numerical water quality objectives and parameters that must be attained or maintained to protect the designated beneficial uses of Reach 7 of the Santa Clara River. Through such means, the RWQCB regulates water quality in Los Angeles and Ventura Counties, including the Santa Clara River watershed, and it is the responsibility of the local jurisdictions (i.e., the City of Santa Clarita, LACDPW Watershed Management Division, the Ventura County Flood Control District and the RWQCB) to ensure that future development within the watershed would comply with the same or similar types of water quality requirements as the proposed project. Therefore, with these requirements in place, no cumulative water quality impacts are anticipated."

The Riverpark Draft EIR concludes with respect to noise that the proposed project would result in significant and unavoidable noise impacts to existing sensitive receptors and that because landfill resources are finite that the project would contribute to significant cumulative impacts to solid waste disposal. Furthermore with respect to Section 4.1, Geological Resources; 4.7, Land Use; 4.8, Water Service; 4.10, Education; 4.11, Library Services; 4.12, Parks and Recreation; 4.13, Fire Services; 4.14, Sheriff Services; 4.15, Human Made Hazards; 4.17, Population/Housing/Employment, would not result in significant cumulative impacts. Riverpark Draft EIR Section 4.19, Agricultural Resources, concludes that the conversion of prime agricultural uses to prime farmland is a significant cumulative impact.

Finally, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **25** (Heal the Bay, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 57

The commenter indicated that damage primarily occurs because the river is being channelized by hardening its banks.

Again, the project does not propose to channelize the river, but only to install bank stabilization along a portion of the north side of the river within the project site. As explained in Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-3, the installation of bank stabilization in this part of the river was previously approved in the Natural River Management Plan (NRMP) promulgated by the CDFG and the ACOE. As the Draft EIR further explains, the project as proposed and analyzed in the Draft EIR proposes modifications to the bank stabilization approved in the NRMP to move the bank stabilization further back from the river. Additionally, as discussed in the Draft EIR and in Revised Riverpark Draft EIR Section 4.6, Biological Resources, the project would preserve the vast majority of the riparian resources associated with the Santa Clara River and would transfer those resources to the City of Santa Clarita for future management as natural open space. Finally, as noted above, since the Draft EIR and the Revised Riverpark Draft EIR Biological Resources section were released for public review, the project has been revised to relocate the proposed bank stabilization along the river from the park in the central portion of the project site in the east to the easterly commercial parcel in the west further back to preserve the mature riparian resources along this edge of the river, and to dedicate additional portions of the South Fork of the Santa Clara River to the City.

Finally, please see **Response 56**, above.

Response 58

The commenter stated that terrace habitats have been lost and fragmented. Please see **Response 56**, above.

Response 59

The commenter stated that urban edge affects the grade riparian values. Please see **Response 56**, above.

Response 60

The commenter states that adequate buffer zones have not been provided. The commenter did not state what an “adequate” buffer zone might be. Nonetheless, the Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-51 discusses the need for setbacks, or buffer zones, between riparian ecosystems and adjacent development. Several studies are referenced in that section that address the home range requirements of riparian-dependent wildlife and the need for adjacent upland habitats to be included in these home ranges. In particular, the Revised Riverpark Draft EIR references a previous study that was conducted along the Santa Clara River that found that a minimum of 100 feet of high quality upland habitat, as measured from the edge of the riparian canopy, was necessary to provide for the foraging and breeding habitat requirements of riparian wildlife and to maintain species diversity within the riparian ecosystem. This distance is consistent with that recommended by several resource agencies and professional biologists familiar with the biological resources along the Santa Clara River.

Further, as discussed in Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-78, one of the thresholds used for determining whether the project had potentially significant impacts was whether or not it maintains a 100-foot buffer from the riparian resource edge. For the reasons discussed there, the project was found to have significant and unavoidable impacts based on this threshold (pp. 4.6-78 and 4.6-109).

Finally, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **25** (Heal the Bay, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 61

The commenter submit the first of two scientific studies addressing edge effects and buffer zones in riparian systems which the commenter characterizes as supporting “...the statement that urban development degrades adjacent biological resources.” This comment is acknowledged and will be forwarded to the decision makers for their consideration. Please see **Response 60**, above.

Response 62

The commenter submits the second of two scientific studies addressing edge effects and buffer zones in riparian systems which the commenter characterizes as supporting “...the statement that urban

development degrades adjacent biological resources.” This comment is acknowledged and will be forwarded to the decision makers for their consideration. Please see **Response 60**, above.

Response 63

The commenter suggested that the only way to provide an adequate buffer was to have a floodplain terrace avoidance alternative. The comment suggests that the City develop an additional alternative to the project, which the commenter labels the “Floodplain/Terrace Avoidance Alternative,” but does not describe further. It is assumed for the purpose of this response that the commenter is referring to an alternative that would not include any development within the Santa Clara River floodplain or terrace areas.

The Draft EIR does in fact address the commenter’s concerns that alternatives look at floodplain and terrace avoidance. As discussed in Draft EIR Section 6.0, Project Alternatives, the Draft EIR provides a reasonable range of alternatives, including Alternative 2, Santa Clara River Reduced Bank Stabilization Alternative. This alternative addresses the option of setbacks not only from the 50-year Q-cap line, but also from the upland preserve and buffer, as suggested by the comment. This alternative would implement a setback of the Q-cap 50-year line or the upland preserve/buffer setback from the resource line—whichever is more restrictive—in order to preserve the entire river corridor.

As analyzed and discussed in Section 6.0, Alternatives, of the Draft EIR (pp. 6.0-3-13), however, this alternative, although environmentally superior to the proposed project on the basis of environmental impacts, alone, would provide fewer housing opportunities to meet the anticipated demand for housing expected in the Santa Clarita area. Implementation of Alternative 2 would result in a loss of approximately 54 single-family dwelling units from Planning Area A-1, 24 single-family units from Planning Area A-2, 1 acre of commercial property, 4 acres of active parkland, and 1 additional oak tree. (id., p. 6.0-3) Therefore, as the Draft EIR concludes (pp. 6.0-12-13), this alternative would too narrowly limit the housing opportunities on the site and thus would fail to meet the project objective of providing a substantial number of new housing units to accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, public transit, transportation corridors, and major employment areas (see Section 1.0, Project Description, p. 1.0-13 of the Draft EIR). In order to meet that project objective, the alternative would have to provide for greater or more dense development in other areas; such intensified development would, in turn, likely create the same impacts as those created by the proposed project (if not more, due to the increased density and intensity).

Moreover, after the Draft EIR and the Revised Riverpark Draft EIR Section 4.6, Biological Resources, were released for public comment, the project was revised in two respects. First, to preserve even more of the river and its mature riparian resources, the project has been revised by relocating the bank stabilization from the park in the central portion of the project site in the east to the easterly commercial parcel in the west. The mature resource edge along this portion of the project site will now be preserved and an adjacent upland buffer of 100 feet would also be provided. The project applicant has agreed to dedicate approximately 130 acres of the South Fork of the Santa Clara River to the City to be preserved as open space.

Finally, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **25** (Heal the Bay, May 2004), and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 64

The commenter suggests that Alternative 2 is a step in the direction of what they are suggesting as an Alternative but it only addresses the Q50 instead of the entire flood plain. Please see **Response 63**, above.

Response 65

The commenter stated that besides larger buffer areas, establishing the east terminus of the river trail at the Santa Clarita Parkway would help protect riparian resources. The commenter's request to redesign the eastern terminus of the proposed project trail system to end at Santa Clarita Parkway is noted. The design of the project trail system as proposed is consistent with the City of Santa Clarita General Plan. Moreover, proposed Santa Clarita Parkway will divide Planning Area A-2 to the west and Planning Area B to the east. As explained in the Revised Riverpark Draft EIR Section 4.6, Biological Resources, at p. 4.6-79, when discussing potential impacts of the trail system, the majority of Planning Area B is located on a bluff overlooking the Santa Clara River. Because the bluff is immediately adjacent to the river, the 100-foot upland preserve zone is located on top of the bluff and, therefore, any impacts to the 100-foot upland preserve zone within Planning Area B would occur on top of the bluff. The position of this upland zone at the top of the bluff's steep cliffs already limits the use of this upland area by riparian species such as small animals and some birds and, therefore, potential impacts to such species would also be limited. Even so, the trail's placement, easterly of Area B, in close proximity to the Santa Clara River would also allow humans and domestic animals greater access to sensitive areas, and such access could cause potentially significant impacts, as discussed in the Draft EIR. (Id. at pp. 4.6-79, 4.6-84-85.) However, with

the imposition of Mitigation Measures 4.6-13 through 4.6-18, such impacts would be reduced to a less than significant level.

In addition, since the Draft EIR and the Revised Riverpark Draft EIR Section 4.6, Biological Resources, were released for public comment, the project has been revised to move the equestrian trail north, outside of the river bottom and away from the river. Rather than separating from the multi-purpose trail before the western bridge abutment for the pedestrian/bike bridge (see Draft EIR Section 4.12, Parks and Recreation, Figure 4.12-4, Recreation and Trails Plan), the equestrian trail will now remain within the multi-purpose trail and will cross over the Los Angeles Aqueduct on the pedestrian/bike bridge (see **Revised Tentative Tract Map – Appendix D**). Concomitantly, the pedestrian/bike bridge will be widened from 20 to 25 feet, which will provide a minimum clearance of 20 feet on the bridge; large enough to accommodate all trail users. This project modification will reduce the potential impacts on riparian resources with which this commenter is concerned. Finally, please see **Response 63**, above.

Response 66

The commenter stated that the reason why the NRMP was put into place was not because ACOE or CDFG wanted or even needed to have fewer situations where they had to issue permits, rather it was because Newhall Land and Farming wanted to simplify the process and wanted to avoid violations (illegal channelization, McBean Bridge widening, investigation of spineflower). This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided. However, please see **Response 51**, above.

Response 67

The commenter stated that it is the role of the City of Santa Clara to inform everyone that the Santa Clara River is the last wild river in Southern California. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 68

The commenter indicated that she was going to read a letter from the California Native Plant Society. This comment is acknowledged and will be forwarded to the decision makers for their consideration.

Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 69

The California Native Plant Society (CNPS) indicated that they could not support the project because of significant unmitigable impacts on unique vegetative resources. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Please see **March 2, 2004 Planning Commission hearing transcript** and **Responses to Comments 23 through 31 (CNPS)** in the Final EIR. Please see **Response to Letter 45**. (CNPS)

Response 70

The commenter indicated that the document has failed to fully evaluate the impacts to plants and communities as described in the CNPS comment letter. Please see **Response to Letter 45**. (CNPS)

Response 71

The commenter states that the Draft EIR fails to address many issues to minimize and mitigate for impacts. CNPS felt that the Draft EIR did not take into consideration the impacts of fire regulations and clearance activities. Except for the "impacts of fire regulations and clearance activities" the commenter does not give example of the failure of the Draft EIR to address the "many issues" that they have with the document; therefore, on this issue no further response can be made. However, Draft EIR Section 4.13-3 indeed does address the potential impacts of fuel modification activities imposed by the fire department with implementation of Mitigation Measure 4.13-3:

"[t]he project shall prepare a Fuel Modification Plan, landscape plan and irrigation plan as required for projects located with a Very High Fire Hazard Severity Zone. The Fuel Modification Plan shall be submitted and approved by the County fire department prior to final map clearance. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. The fuel modification plan shall not conflict with the revegetation plan as directed in Section 4.6, Biological Resources." Please see **Response 69**, above.

Response 72

The commenter noted that the issue of fuel modification is particularly important with the clustered housing which is often required which would further degrade the biological resources. Please see **Response 71**, above.

Response 73

The commenter stated that the hazing machines should be strictly forbidden on the project site. The project does not propose any hazing machine mitigation.

Response 74

The commenter stated that this project would wipe out a whole community of animals including raccoons, hawks, snakes, possums, toads, and rabbits. Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-84 acknowledges, “[i]mplementation of the proposed project would increase human and domestic animal presence in the area. Increased recreational and other human activity around these habitats could (1) displace a number of wildlife species....” While the generalized species are not a protected species, the Riverpark Revised Draft EIR concludes on p. 4.6-109,

“[t]he total net loss of 280 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to developed. Though over 400 acres of the site will remain as open space and some of the habitat can be restored and enhanced within remaining open space areas of the site, there will still be a net loss of habitat for wildlife and open space that cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a mathematical net loss of 280 acres of open space land as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact.”

With regard to the arroyo toad, Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-123, states, “[p]otentially significant cumulative impacts include loss of riparian habitat, disturbance of riparian wildlife habitat due to nearby urban development, and effects on habitat for the unarmored three-spine stickleback, least Bell's vireo, western spadefoot toad, and the arroyo toad, when present.” Page 4.6-124 further concludes, “[b]ecause of the high biological value of riparian and wetland habitats and because of the continued loss of these habitats throughout the region, the proposed Riverpark project's contribution to this loss, although relatively small, is considered a significant cumulative impact, both to the vegetation community itself, as well as to its value to the riparian ecosystem.” Therefore, the

Draft EIR concludes that the project will contribute to the long-range cumulative biological impacts to riparian and wetland habitats.

Response 75

The commenter is of the opinion that 4,000-square-foot lots would create visual pollution. It should be noted that during the public hearing process, the Planning Commission directed the project applicant to modify the site plan to provide for minimum lot sizes of 5,000 square feet for single-family lots. The Draft EIR Section 4.16, Visual Resources, concludes that the project's conversion of the site from an essentially undeveloped to a developed condition would create an unavoidable significant impact. In addition, please see **Responses to Comment Letter 31** in the Final EIR. With regard to the height of the apartment units, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 76

The commenter states that he did not think that the project was providing for affordable housing. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 77

The commenter questions the conclusions of the Draft EIR with regard to student generation figures and impacts to the school system. Please see Riverpark Draft EIR Section 4.10, Education, pp. 4.10-7-8, which calculates the students generated by the project based upon the generation rate factors provided by both the Saugus Union District and the William S. Hart Union High School District. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon implementation of the Riverpark project. Finally, please see **Responses to Comment Letter 31** in the Final EIR.

Response 78

The commenter stated that it is time to stop grading hills, pulling trees and eradicating wildlife. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because

the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 79

The commenter spoke about the Sierra Club's Santa Clara River Greenway campaign, which proposes preserving the Santa Clara River 500-year floodplain. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 80

For information responsive to perchlorate and its impact on the local groundwater sub-basin, please see, for example, **Topical Response 2: Groundwater Supplies and Perchlorate**. In addition, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **22** (Sierra Club, May 2004), **28** (Sierra Club, May 2004), and **32** (Lynne Plambeck, May 2004) in the Final EIR, and **May 13, 2004 Planning Commission hearing transcript**, pp. 42–46.

Response 81

Please see **Responses 21** and **80**, above.

Response 82

For information responsive to this comment, please see, for example, **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**, **Topical Response 2: Groundwater Supplies and Perchlorate**, and **Topical Response 4: Newhall County Water District Resolution**. Please also see **Response 81**, above.

Response 83

The commenter stated that she represented the river project, which is based in Studio City and addresses watershed issues in Los Angeles County. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 84

The commenter stated that in other areas they wish that they had 100-year floodplain setbacks because of impacts to water quality, water supply, and habitat. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

The commenter also stated that the City is not taking advantage of new technologies and is only relying upon the old. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 85

The commenter stated that her organization recommends developing behind the 100-year floodplain and suggests that the project could replace the units lost by building multi-family units. Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club), **25** (Heal the Bay, May 2004), and **44** (Friends of the Santa Clara River, March 2004).

With regard to increasing the number of multi-family units, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 86

The commenter noted that she understands that the ACOE is internally frustrated that because delineating their jurisdiction by a high-water mark is not appropriate for southwestern streams. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 87

The commenter stated that the engineering proposed for this project would increase velocities and support higher volumes and bank stabilization would be in the traditional form. Riverpark Draft EIR

Section 4.20, Floodplain Modifications, pp. 4.20-68–69, disagrees with the commenter's conclusions in that,

"...the proposed project in combination with the construction of Santa Clarita Parkway across the Santa Clara River and project site and other development in the Santa Clarita Valley, would further modify the floodplain by installing an additional bridge across the river (see Figure 4.20-7, Bank Stabilization and Bridge Locations). This action would further alter flows in the river; however, as with the proposed project, the effects would only be observed during infrequent flood events that reach the buried banks (e.g., 50-year and 100-year flood events). As indicated above, the proposed project would cause an increase in flows, water velocities, water depth, and changes in the flooded areas. However, these hydraulic effects would be very minor in magnitude and extent. ..., velocity changes in the river near the Santa Clarita Parkway Bridge would result in a very localized increase in velocity of five percent during the 2-year event that would dissipate approximately 200 feet downstream and 100 feet upstream of the bridge. Figures 4.20-12a–g, Santa Clara River Cumulative Conditions, show that the land area inundated by various flood events in the cumulative would also not vary significantly from existing and post-project conditions. When the construction of Santa Clarita Parkway across the river and project site is considered, the effects would still be insufficient to significantly alter the amount, location, and nature of aquatic and riparian habitats in the project area and downstream. Under the project with Santa Clarita Parkway Bridge, the river would still retain sufficient width to allow natural fluvial processes to continue. Hence, the mosaic of habitats in the river that support various Sensitive species would be maintained, and the populations of the species within and adjacent to the river corridor would not be significantly affected."

The comment that the project only uses traditional methods for bank stabilization is not true. The Rivepark project incorporates buried bank stabilization whenever possible. Draft EIR Section 1.0, Project Description, p. 1.0-33, outlines with specificity how the project would provide for bank stabilization:

"Bank stabilization and toe protection/erosion protection would be installed along the Santa Clara River, as shown in Figure 1.0-12. It is the intent of the project applicant to protect important biological resources present on the project site through the use of buried bank stabilization at the riverbank's edge, with the exception of the toe or erosion protection adjacent to Area B and the Newhall Ranch Road/Golden Valley Road Bridge abutment. It is also the intent of the project to minimize the amount of bank stabilization necessary to protect development and property from erosion. Except for bank stabilization and trails and encroachments in Planning Area A2 proposed development has largely been set back from the Santa Clara River. About 3,000 linear feet of bank stabilization would be necessary to protect Newhall Ranch Road, including Newhall Ranch Road/Golden Valley Road Bridge, and approximately 6,000 linear feet would be necessary to protect the residential and commercial development. Approximately 1,500 linear feet of toe or erosion protection would be installed adjacent to Area B. Environmental impacts associated with bank stabilization on this site was analyzed in the EIR/EIS prepared for the approved NRMP, but is further analyzed as part of this project. Buried bank stabilization would extend from the western tract boundary (adjacent to Area E) and terminate in the general area of the future Santa Clarita Parkway bridge adjacent to Areas A2 and B. Toe protection (AJacks or exposed soil cement) is being proposed at the base of the bluff (approximately 1,500 feet in length) below Planning Area B (please see Figure 1.0-11, Analyzed Roadway Improvements on Major Thoroughfares). A combination of buried bank stabilization and concrete gunite would be utilized in the area of Newhall Ranch Road/Golden Valley Road Bridge. The area between the end of the toe protection and the Newhall Ranch Road/Golden Valley Road Bridge abutment will not include bank stabilization. Most of the bank stabilization

would be buried and generally made of soil cement. Please see Figure 1.0-12, Bank Stabilization, for an illustrative of bank stabilization techniques.”

In addition, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **25** (Heal the Bay, May 2004), and **44** (Friends of the Santa Clara River, March 2004).

Response 88

The commenter stated that concrete was going to decrease water quality. Please see **Response 87**, above. Again, the majority of the bank stabilization will be buried bank stabilization. Please see Draft EIR Section 4.8.1, Water Quality, which concludes that implementation of Best Management Practices and mitigation measures would reduce impacts to less than significant.

Response 89

The commenter stated that a TMDL has been established for nutrients and you are already out of compliance with it. Please see **Response 88**, above. Please see in addition **Responses to Comment Letter 25**. (Heal the Bay, May 2004)

Response 90

The commenter noted that the project would exacerbate nutrients alone, not to mention several other TMDLs, especially when you have concrete rather than natural riverbank. Please see **Response 89**, above. The commenter gives no specifics as to what TMDLs are being referred to.

Response 91

The commenter suggested using bio-engineered bank stabilization also known as soil bank stabilization. The City of Santa Clarita and the County of Los Angeles will not allow bio-engineered bank stabilization also known as soil bank stabilization for flood protection purposes.

Response 92

The commenter noted that CDFG has approved bio-engineered bank stabilization also known as soil bank stabilization and it can be done at the project site without losing habitat, flood protection, or water quality. Please see **Response 91**, above.

Response 93

CLWA is neither owned nor operated by The Newhall Land and Farming Company. The Santa Clarita Water Company is a division of CLWA. It is the separate retail water division. The balance of the comment expresses the opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 94

The comment asserts that there is currently an insufficient water supply, as the Newhall County Water District has asserted. To the contrary, please see Draft EIR Section 4.8, Water Resources, and Appendix 4.8, Final EIR **Appendix A, Topical Responses 1** through **4** in the Final EIR, and **Responses 1** through **22**, above. The comment also generally refers to the Newhall Ranch Specific Plan, which is a project located in unincorporated County territory. The balance of the comment expresses the opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 95

For information responsive to this comment, please see, for example, **Response 21**, above, and **Topical Responses 1** and **2**. In addition, please see Draft EIR Section 4.8, Water Resources and Appendix 4.8, and **Appendix A** to the Final EIR for analyses regarding drought year supplies.

Response 96

Richard C. Slade has conducted extensive assessments of the hydrogeological characteristics, conditions and capabilities of the SC Valley's Alluvial and Saugus aquifers. Mr. Slade holds a Bachelors degree in geology from the University of California, Los Angeles, and a Masters in Science degree in engineering geology from the University of Southern California. Mr. Slade is also a registered geologist in California, Arizona and Idaho, a certified engineering geologist in California, and a registered professional hydrogeologist with the American Institute of Hydrogeology. Mr. Slade has worked full-time in the groundwater field in both the public and private sector since 1967.

The balance of the comment expresses the opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 97

The water supply and demand issues in the SC Valley have been fully assessed in, for example, the Riverpark Draft EIR Section 4.8, Water Services. Please see **Response 95**, above. The balance of the comment expresses the opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 98

The commenter stated that noise from the project would create a significant impact to residents and people who live near Newhall Ranch Road. The Riverpark Draft EIR concludes that the project would result in certain significant and unavoidable construction and operational noise impacts; please see Draft EIR Section 4.5, Noise. Finally, please see **Responses to Comment Letter 29** (Dr. Martin, May 2004) in the Final EIR.

Response 99

The commenter requested that noise study be conducted to address various noise levels along Newhall Ranch Road throughout the day and in Bridgeport. This study should address the impacts of large trucks and motorcycles, since these types of vehicles currently do not use this roadway. Table 4.5-5, Predicted Off-Site Roadway Noise Levels at Noise Sensitive Locations at Project Buildout, in Section 4.5, Noise, of the Draft EIR identifies project traffic noise contributions at the closest residential receptors along Newhall Ranch Road west of Bouquet Canyon Road. As shown, the increase in noise levels generated by project-specific and cumulative traffic would contribute a *maximum* of 0.2 dB(A) to future noise levels at these locations. This noise increase would be inaudible to residents along Newhall Ranch Road or to residents within Bridgeport.

Please see **Responses to Comment Letter 29** (Dr. Martin, May 2004) in the Final EIR. As stated in **Responses to Comment Letter 29** (Dr. Martin, May 2004) in the Final EIR, the increase in noise levels

generated by project-specific and cumulative traffic noise would be inaudible to residents along Newhall Ranch Road west of Bouquet Canyon Road. Therefore, existing developments along Newhall Ranch Road west of Bouquet Canyon Road would not experience a significant noise impact as a result of the proposed project.

It is true that locations within the Riverpark site that are currently proposed for residential uses would be exposed to outdoor noise levels that exceed the City's normally-acceptable noise standards, resulting in a significant noise impact unless mitigated. In addition, Section 4.5, Noise, of the Draft EIR concludes that certain off-site locations would also experience significant impacts due to projected increases in traffic noise unless mitigated. In certain locations, as the Draft EIR concludes, those impacts would be unavoidable, and, consequently, a statement of overriding considerations would be required if the project is approved.

Existing and projected future noise levels along Newhall Ranch Road as modeled by the Federal Highway Administration's *Highway Traffic Noise Prediction Model* are presented in Riverpark Draft EIR Section 4.5, Noise. Additional analysis of existing and projected future noise levels at specific locations along Newhall Ranch Road would not change the findings of the EIR that project-generated traffic would contribute a *maximum* of 0.2 dB(A) to future noise levels at the nearest residences along Newhall Ranch Road. This noise increase would not be audible at these locations and would result in a less than significant noise impact.

Through modeling, Section 4.5, Noise, of the Draft EIR projects that project-specific and cumulative traffic noise increases at the nearest residences along Newhall Ranch Road west of Bouquet Canyon Road would be 0.2 dB(A) or less, and less than significant. Project traffic noise at locations further away from the roadway (e.g., in yards, balconies, and within homes) would be even less audible and inaudible within homes with windows closed.

Trucks and motorcycles along Newhall Ranch Road, as well as acceleration and deceleration noise, are instantaneous noise events that are factored into the average noise levels along the roadway that are presented in Draft EIR Section 4.5, Noise. Through its Noise Element, the City of Santa Clarita has defined acceptable and unacceptable noise levels for the City in its *Noise and Land Use Compatibility Guidelines*. These noise levels are measured in Community Noise Equivalent Level (CNEL),² which is

² The Noise Element indicates considers both CNEL and Ldn equivalent for purposes of analysis. CNEL, however, is used for the noise impact analysis because it is more conservative than the Ldn and portrays a worst-case noise scenario, and it is commonly used throughout the State of California in noise impact analysis prepared for EIRs.

measured over a 24-hour period and adjusted to account for some individuals' increased sensitivity to noise levels during the evening and nighttime hours. Because this measurement covers a 24-hour period and because the noise model was adjusted for the future vehicle mix (i.e., passenger vehicles, motorcycles, buses, and light-, medium-, and heavy-duty trucks) along Newhall Ranch Road, future noise levels at the nearest residences along the roadway can be predicted. As discussed in **Responses to Comment Letter 29** (Dr. Martin, May 2004) in the Final EIR, above, a significant cumulative noise impact would occur at the multi-family residences west of Bouquet Canyon Road.

Response 100

The commenter noted that people use Bridgeport for cut-throughs and children play in the street. First, children should not be using streets in any neighborhood to play; to the extent that children cross streets, the customary safety precautions that are utilized throughout the City would protect children crossing streets in the commenter's neighborhood. Moreover, the Riverpark Draft EIR does not conclude that the Riverpark project would create a safety impact to the Bridgeport site, and the commenter does not offer any evidence that it would. It is speculative to assume that Riverpark residents would create a safety issue at Bridgeport. *CEQA Guidelines* Section 15064 (5) clearly states that "[a]rgument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion support by facts."

The commenter complains that motorists in the City use the Bridgeport development streets as a "cut-through" from Newhall Ranch Road to McBean, and implies that the project would generate additional traffic crossing through Bridgeport. However, the commenter offers no evidence that the project would in fact generate such additional traffic trips. Such "short-cut" trips are apparently a current problem that has not been created by the project, and which is properly remedied by the City, not the project, through the use of appropriate traffic control measures. Finally, please see **Responses to Comment Letter 29** (Dr. Martin, May 2004) in the Final EIR.

Response 101

The commenter suggests that the Draft EIR should include information as to alternative sites where persons who currently use the project site for birding and hiking can find a similar location for such activities. First, the purpose of the Riverpark Draft EIR is to discuss and analyze the proposed project's potential environmental impacts. Finding options for finding similar unspoiled riparian corridors is not the responsibility of the Riverpark Draft EIR. Second, as the project site is and has continuously been

private property, if current City residents are using the project site for birding and hiking without the applicant's permission, then they are trespassing. Finally, please see **Responses to Comment Letter 29** (Dr. Martin, May 2004) in the Final EIR.

Response 102

The commenter noted that he represented the San Fernando Audubon Society and stated that the EIR was much better than most that he has seen but he has some suggestions. The commenter noted that he disagrees with the EIR's definition of resident and migratory birds. Please see **Response 36**, above. Please also note that with regard to the summer tanager, there was no indication from all of the surveys that have been conducted to date that this particular bird nests on the project site.

Response 103

The commenter stated he found it hard to believe that there were no nesting species on the project site. Please also note that with regard to the summer tanager there was no indication from all of the surveys that have been conducted to date that this particular bird nests on the project site.

Response 104

The commenter noted that the Draft EIR contained a list of organizations that were contacted with regard to preparation of the Draft EIR and no non-governmental organizations were contacted including the Audubon Society that would have demonstrated that there were breeding birds along the river. Please see **Responses 36 and 102**, above.

Response 105

The commenter stated that there was an emphasis on mitigation and that was very uninspired and wondered why mitigation can't be accomplished by planting trees along the public-right-of-ways.

The comment regarding planting trees along the public right-of-way is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 106

The commenter suggested providing a water dripping system on the project site. The Planning Commission is recommending that the project be required to provide two guzzlers within the Santa Clara River corridor within the Riverpark project site. As this portion of the river is void of surface water for much of the year, the installation of “guzzlers” in strategically located areas would enhance the value of the corridor and support resident wildlife.

Response 107

The commenter stated that once the buried bank stabilization becomes unburied then there would be smooth concrete. The project requires some kind of bank stabilization. The City believes that buried bank stabilization is the most effective mechanism currently available today that would create the least amount of impacts to biological resources. Please see **Response 87**, above.

Response 108

The commenter stated that the Draft EIR does not analyze the downstream impacts. This statement is incorrect. Section 4.20, Floodplain Modifications, concludes that the Riverpark project would not result in the decline of species for the following reasons:

“The long term historical record for the river indicates it has always been relatively dry in the site area and restoration to previous conditions should not be aimed at developing permanent water flows in this area. However, continued development in the drainage could result in more wastewater discharge that could increase the extent of surface flow and potentially improve conditions for stickleback and other native aquatic forms. As indicated below, no significant impacts to the three sensitive aquatic species addressed would occur as a result of the project implementation. This is generally due to the fact that no substantial change to the aquatic habitats that support Sensitive species would occur. [For conclusions related to the more general biological impacts of the proposed project, please see Revised Riverpark Draft EIR Section 4.6, Biological Resources.] Specific reasons for the lack of significant impacts to these sensitive aquatic species are provided below.

Unarmored Three-Spine Stickleback

Occurrence of unarmored three-spine stickleback on the project site is predicted to be very sporadic due to occasional strong storms or above average rainy seasons that may flush fish downstream from known established populations upstream. Site Nos. 1–3 (Areas of Standing Water) and proposed storm drain outlets provide possible areas that could maintain fish for temporary periods depending on the permanence of surface flow in the river and from these tributaries/storm drains. The implementation of project-related improvements are unlikely to affect stickleback from using the Santa Clara River on the project site.

The Flood Technical Report for Riverpark (PSOMAS, February 2004) prepared for the Riverpark project concludes that there would be no significant increase in water surface elevation, velocity or sedimentation downstream of the project site as a result of project improvements. Based upon these facts, no impacts to downstream populations of UTS are expected."

In addition, please see Draft EIR Appendix 4.20 (Entrix report), and **Responses to Comment Letters 20** (Ventura Coastkeeper, May 2004) and **27** (Haglund, undated) in the Final EIR.

Response 109

The commenter identified that horned lizard habitat is identified on the project but no surveys were made for them. The possibility of observing this reptile specie addressed by the commenter will depend, on any given site, on the suitability of habitat, weather, and temperature during the time of the surveys, and population levels, among other factors. Despite the fact that none of these species were observed during site surveys, suitable habitat for each of these species occurs on the site and, therefore, for the purposes of the Riverpark Revised Draft EIR Section 4.6, Biological Resources, these species were assumed to occur on the site. Mitigation to reduce significant impacts to these species has been incorporated into the Draft EIR.

Response 110

The commenter stated that the meaning of a significance determination can vary depending upon the particular impact. He stated that he does not see this distinction in this EIR. The significance criteria, based upon thresholds and jurisdiction by federal or state governments, are discussed throughout the Revised Riverpark Draft EIR Section 4.6, Biological Resources. The City believes that the EIR's thresholds and significance determinations are appropriate.

Response 111

The commenter stated that no one has addressed the biological value of the drainages that are proposed to be removed. This analysis has been conducted. Please see **Responses 26** and **41**, above.

Response 112

The commenter states that 4.6 acres is insignificant in the entirety of a project but the commenter ties this figure to drinking glasses of water and subsequent lack of water and asks if it is significant. The City is unable to discern the reasoned connection between 4.6 acres and water impacts. This comment is

acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 113

The commenter requested additional information with regard to the development of the Cross Valley Connector, specifically with regard to Bridge and Thoroughfare Fees (B&T) and what would be the cost to the City if the project were not developed.

The Riverpark project, in staff's opinion, accelerates the City's ability to complete the Cross Valley Connector through its dedication of needed right-of-way and its substantial B&T contribution. As shown in the following cost breakdown, approval of the Riverpark project results in a nearly 50 percent reduction in the City's remaining obligation to construct this segment of the roadway (six-lane road, four-lane bridge). Additional B&T funds, state and federal grant funds, and other funding sources would be utilized to make up the difference.

Cost Breakdown Based on 2003 Estimates Cross Valley Connector (Bouquet to Soledad Flyover) Six-Lane Road/Four-Lane Bridge		
	<u>No Riverpark</u>	<u>With Riverpark</u>
Design	\$ 3,000,000	\$ 3,000,000
* ROW Acquisition	\$ 10,000,000	\$ 0
Construction	\$ 26,500,000	\$ 26,500,000
Contingency /Overhead	\$ 10,000,000	\$ 10,000,000
Subtotal		\$ 39,500,000
** B&T Contribution	N/A	- \$ 13,842,160
Total	\$ 49,500,000	\$ 25,657,840

* ROW acquisition cost expected to be higher—based upon 2000 estimate and based upon past ROW acquisition on similar projects being higher than estimated.

** B&T obligation cited above is based upon 1,183 residential units and a 3-acre commercial site.

Response 114

The commenter wanted to know where in the EIR it is stated that there are no nesting species. The Draft EIR did not state that there were no nesting species on the project site but that none were located for the summer tanager. With all of the surveys conducted to date there is no indication for that particular bird species that it has nested on the site. Please see Draft EIR Appendix 4.6, and Revised Draft EIR Section 4.6, Biological Resources.

CITY OF SANTA CLARITA PLANNING COMMISSION MAY 18, 2004 TRANSCRIPT RESPONSES

Response 1

The comment was responded to by Mr. Dan Masnada, General Manager of Castaic Lake Water Agency (CLWA). See **May 18, 2004 Planning Commission hearing transcript**, pp. 9–10. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 2

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, pp. 11–12. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided or can be provided.

Response 3

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, pp. 12–13. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 4

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, pp. 13–14. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 5

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, pp. 14–15. Because the comment does not raise any specific

issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 6

The comment was responded to by Ms. Mary Lou Cotton, Water Resource Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, p. 15. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 7

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, pp. 15–16. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 8

The comment was responded to by both Mr. Dan Masnada, General Manager of CLWA, and Mary Lou Cotton, Water Resource Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, p. 16. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 9

The comment was responded to by both Mr. Dan Masnada, General Manager of CLWA, and Mary Lou Cotton, Water Resource Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, p. 17. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 10

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, pp. 18–20. Because the comment does not raise any specific

issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 11

The comment suggests that prepared questions would be submitted for further response. In fact, written responses to the Planning Commissioners' questions have been presented and have been made part of the record. See attachment to **May 18, 2004 Planning Commission hearing transcript** (Commissioner Trautman's written questions and CLWA's written responses).

Response 12

The comment suggests that prepared questions would be submitted for further response. In fact, written responses to the Planning Commissioners' questions have been presented and, have been made part of the record. See **Response 11**, above. In general, moreover, please refer to the Riverpark Draft EIR Section 4.8, Water Service, pp. 4.8-38–42, for information regarding the Saugus Formation.

Response 13

The comment was responded to by Mr. Dan Masnada, General Manager of CLWA. See **May 18, 2004 Planning Commission hearing transcript**, p. 22. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided. In general, however, please refer to the Riverpark Draft EIR Section 4.8, Water Service, pp. 4.8-56–80, for information regarding SWP supplies and the Monterey Agreement / Amendments.

Response 14

The comment expresses the opinions of the commenter on a matter of Commission procedure unrelated to the Draft EIR or the project. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Because the comment does not raise any specific issue regarding the analysis found in the Riverpark Draft EIR, no further response can be provided.

Response 15

The comment responds to information presented by Mr. Dan Masnada, General Manager of CLWA. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided.

Response 16

The comment responds to information presented by Mr. Dan Masnada, General Manager of CLWA. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided. In general, however, please refer to Draft EIR Section 4.8, Water Resources, and Appendix 4.8; also, please see Final EIR **Appendix A** and **Topical Response 4: Newhall County Water District Resolution** for information responsive to this comment.

Response 17

The comment responds to information presented by Mr. Dan Masnada, General Manager of CLWA. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided. Please see **Response 16**, above.

Response 18

The comment responds to information presented by Mr. Dan Masnada, General Manager of CLWA. Because the comment does not raise any specific issue regarding the adequacy of the Draft EIR's water supply and demand analysis, no further response can be provided. Please see **Response 16**, above. However, for responsive information, please see **Appendix A** to the Riverpark Final EIR, which contains a complete copy of the Department of Water Resources, *State Water Project Delivery Reliability Report* (DWR SWP Report), 2002.

Response 19

The comment references Newhall County Water District Resolution 2004-3. For information responsive to this document, please refer to **Topical Response 4: Newhall County Water District Resolution**.

Response 20

The commenter asked if there was going to be a special pedestrian crossing from the passive park/Newhall Ranch Road to the CLWA property. Staff evaluated the Planning Commission's request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City's *Pedestrian Bridge Crossing Evaluation Criteria Study*. The evaluation was based on locating a pedestrian bridge crossing approximately 300 feet west of Santa Clarita Parkway on Newhall Ranch Road.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The *Pedestrian Bridge Crossing Evaluation Criteria Study* created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the *Pedestrian Bridge Crossing Evaluation Criteria Study*, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance. Weighting is provided to allow beneficial attributes to be valued higher than others, thereby affecting the out come of the evaluation. Survey results are scored as follows:

<u>Points</u>	<u>Recommendation</u>
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78, thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users

of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link, there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay the remaining costs associated with the pedestrian crossing when warranted in the future, likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country. The pedestrian bridge location (and any potential linkage to the trail at Newhall Ranch Road and Central Park) would be finalized during the City Council hearing process.

Response 21

The commenter stated that if the canyon were to become a trail connection it should accommodate both the wildlife corridor and pedestrians. The Draft EIR determines that upland portions of the site no longer function as a north/south wildlife corridor between the Santa Clara River and upland undeveloped areas largely in part due to surrounding development. The Riverpark project is located within the center of the City of Santa Clarita with existing and/or approved development generally occurring to the north, south, east, and west.

The Draft EIR further indicates that habitat used by wildlife as movement corridors link together large areas of open space that are otherwise separated by rugged terrain, changes in vegetation, human disturbance, or by the encroachment of urban development. The Santa Clara River corridor is a perfect example of a wildlife corridor that links together large open space areas (San Gabriel Mountains, Santa Susana Mountains and the Angeles National Forest). This corridor is known to be an important migration and genetic dispersion corridor for many wildlife species occurring in the region.

Though clearly not a wildlife corridor, an area on the site that may be conducive to the limited movement of on-site wildlife may be the LA DWP pipeline corridor. Newhall Ranch Road and the Santa Clara River Regional Trail would both bridge over this corridor allowing for wildlife movement underneath. This pipeline corridor would provide a route, without crossing Newhall Ranch Road, from the river to the undeveloped portions of the CLWA property. The areas directly outside of this pipeline corridor could be enhanced (via landscaping) to encourage its potential use for north/south movement of on-site wildlife.

Response 22

The commenter stated that the City needs to look at a pedestrian crossing that would serve Emblem School as well as pedestrians in general. Please see **Response 20**, above.

Response 23

The commenter was concerned about the timing of signals when people are trying to cross streets, and whether signal timing would affect traffic flow, noise and air quality. The traffic signal programming will be done according to the standard City practice, which allows a pedestrian to cross the street during the time that the signal light is green. Signal timing at intersections of major thoroughfares takes into account a lengthier crossing time, due to increased street width. Though a handicapped or elderly person may take longer to cross than the average person, these crossings are infrequent and, therefore, would not have a substantial effect upon the operation of the roadway, or on resulting noise levels and air pollution. Signal timing has little or no impact on air quality or noise.

Response 24

The commenter felt that it would be advantageous to have another opinion regarding the archaeological findings on the project site. The Environmental Impact Report process itself, however, does serve as third-party review for any reports and studies prepared for a project (W&S Consultants prepared the cultural reports for Riverpark whose credentials are attached in Appendix 4.18). In this example, the cultural resources reports prepared for the project were summarized into the cultural resources section of the Riverpark Draft EIR by Impact Sciences. Upon completion, the Draft EIR was distributed by the State Office of Planning & Research to state agencies for review and comment, including but not limited to, the Native American Heritage Commission, and State Lands, Parks and Recreation. It is the responsibility of either of these agencies to report their concerns in written form. Neither of these agencies submitted any written or oral comments to the City regarding the adequacy of the cultural reports prepared for the project. Since we have not received any comments from these agencies on this issue, the City can surmise that the reports are adequate. In addition, Charlie Cook, a descendent of the Chumash/Fernandeno/Tataviam/Kitanemuk tribe, who is one of the four Native Americans on the Native American Heritage Commission's Most Likely Descendent List, was present during the and Phase 2 work to monitor the surveys and conclusions of W&S Consultants. Consequently, an independent third-party review would not be required.

Response 25

The commenter requested to see an overlay on what is lost (with an overlay and in square feet) regarding the floodplain and similarly with wildlife. Please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, Figure 4.6-7, Riverpark Bank Lining, which illustrates the impacted area of floodplain when compared to the NRMP. The ACOE uses acreage as a unit of measure when determining whether or not fill of jurisdictional waters of the U.S. will require a Nationwide or Individual Permit and the CDFG uses acreage as a unit of measure when issuing Streambed Alteration Agreements. Both agencies use acreages when determining mitigation ratios. Further, since the Draft EIR and Revised Riverpark Draft EIR Section 4.6, Biological Resources, were released to the public, the project has been revised to pull the bank stabilization in the western portion of the project site back further to preserve mature riparian resources; please see Final EIR **Appendix G**, *Additional Hydrology and Water Quality Analyses* (GeoSyntec, October 2004), and especially Figure A-1. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise a specific issue concerning the adequacy of the Riverpark Draft EIR, no further response can be provided. Because wildlife moves it is not possible to provide an overlay demonstrating wildlife impacts. However, impacts to wildlife are discussed in Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-72–125.

Response 26

The commenter wanted to know if there were tax benefits to the City with owners occupied dwellings when compared to rental units, and how the City's ratio of rental units to owner-occupied units compares to other cities. These comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 27

The comment asks what effect moving the drainage in the active/passive park area would have on adjacent habitat, on wildlife and on the river and recharge. The drainage associated with the canyon has previously been substantially modified and altered by the on-site construction company that operates from this location and by previous agricultural activities that have taken place on the project site. Even with the project as originally proposed and analyzed in the Draft EIR, the drainage would have been relocated and enhanced. Revised Riverpark Draft EIR Section 4.6, Biological Resources, analyzed and addressed all wildlife and habitat impacts associated with the project, including without limitation, all

biological issues that would be associated with the modification of the drainage. The amount of water that would drain into the river with the project as proposed would change due to the modifications suggested by the Parks and Recreation Commission. Any wildlife associated with the canyon stream would not be affected by the minor movement of the drainage area. Additionally, the proposed modification would not add any additional hardscape that would impact recharge in addition to project impacts discussed in the Riverpark Draft EIR.

Response 28

The comment raises questions regarding recharge of the aquifer system in light of changes to the on-site drainages resulting from the proposed project. As to general comments regarding groundwater recharge since the introduction of imported SWP water to the Santa Clarita Valley (SC Valley), please refer to the Draft EIR Section 4.8, Water Services, pp. 4.8-7-8 and 4.8-14-15. In addition, the Draft EIR includes a technical memorandum addressing the effects of urbanization in the SC Valley on recharge of the aquifer system. Please see Final EIR **Appendix A** (Memorandum Prepared by CH2MHill entitled, *Effect of Urbanization on Aquifer Recharge in the Santa Clarita Valley*, February 22, 2004). Finally, in answer to the inquiry regarding alteration of the drainages, please see Final EIR **Appendix C**, *Hybrid Functional Assessment for Riverpark*. (GeoSyntec, October 2004) This report concludes that, with the project's restoration of Drainage 1 and the establishment and enhancement of riparian and transitional habitat along the Santa Clara River, the project would result in a significant increase in the function of on-site aquatic function as compared to the existing condition.

Response 29

The commenter wanted to look at the innovative approaches suggested by the commenter from the Los Angeles River project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 30

The comment raises questions about the relationship of two plans (identified as the *Santa Clara River Project Study* and the *Urban Water Management Plan*). No action has been taken on the *Santa Clara River Project Study*. The comment does not raise any specific issues regarding the adequacy of the EIR's water supply and demand analysis; therefore, no further response can be provided in the context of this EIR.

Response 31

The commenter had concerns with regard to congestion and traffic that might be created by the transition from eight lanes to six lanes on Newhall Ranch Road and then to four lanes on the Newhall Ranch Road/Golden Valley Road Bridge. Interim year forecasts indicate that a six-lane road/four-lane bridge on this portion of Newhall Ranch Road can adequately accommodate the projected traffic. Please see Section 4.3 of the Draft EIR. Long-range traffic forecasts do indicate that the Newhall Ranch Road/Golden Valley Road Bridge over the Santa Clara River would need to be expanded to six lanes, similar to most of the designated major highways within the SC Valley.

Finally, the City's General Plan Circulation Element has identified segments of certain roadways (Newhall Ranch Road, Valencia Boulevard, Magic Mountain Parkway, Bouquet Canyon Road) that need to be eight lanes to accommodate projected traffic. The portion of Newhall Ranch Road through the Riverpark site is not designated for eight lanes and can accommodate projected traffic within six lanes.

Response 32

The commenter wanted to know about the process of the Parks and Recreation Commission. The Parks and Recreation looked at the project site plan and focused upon park design and park safety. (See **May 18, 2004 Planning Commission hearing transcript**, p. 39.)

Response 33

The commenter asked if the Parks and Recreation Commission were happy with the size of the park and if there is enough active parkland. The Parks and Recreation Commission conducted a total of three meetings on the park plan, including one field trip to the site. Several modifications were made to the park plan at the request of the Parks and Recreation Commission. In light of those modifications the Parks and Recreation Commission is recommending approval of the park design as shown on the VTTM 53425.

Additionally, as discussed in Riverpark Draft EIR Section 4.15, Parks and Recreation:

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

approximately 3,573 people. Applying the City Quimby Ordinance¹ requirement of 3 acres of neighborhood and community parkland per 1,000 persons of population, the parkland requirement for the Riverpark project is approximately 10.72 acres.

Table 4.12-5
Parkland Dedication Requirements for the Riverpark Project

Residential Land Use	Units	Assessment Factor	Population	Obligation In Acres¹
Single-Family	439	3.02	1,326	3.98
Multi-Family	744	3.02	2,247	6.74
Totals	1,183		3,573	10.72

¹ Acre per capita (equivalent to 3 acres per 1,000 population) per Quimby Act and City of Santa Clarita standards.

The City Ordinance identifies several types of park and recreation facilities, which may satisfy projected needs and are eligible for Quimby credit. The Unified Development Code allows for up to 30 percent credit for private recreation areas. These facilities may include, but are not limited to: publicly or privately owned playgrounds, tennis, basketball or other similar game court areas, swimming pools, putting greens, and athletic fields.² Traditionally, Quimby credit is given for active parkland and not open space. The park requirement for the project is proposed to be fulfilled through the dedication of the following categories of recreational area:

- Active park and
- Private recreational facilities.

A large system of open space, parkland and trails is proposed as part of the project. All totaled, such features would occupy approximately 440 acres (or 64 percent of the project site). Each of these features meeting the UDC parkland requirements may be considered for partial parkland dedication credits. Fees, in-lieu of the dedicated parkland, may also be used to satisfy parkland requirements.

Credits toward meeting City Ordinance park requirements are determined by the City of Santa Clarita Department of Parks, Recreation and Community Service, and are based upon several criteria (e.g., access, improvements, topography, etc.) and the Ordinance requirements. Street area (either public or private) does not constitute parkland acreage toward the satisfaction of Quimby requirements because street area is not active parkland and, therefore, does not mitigate active parkland impacts.

Project park requirements would be met based on the City Ordinance and Quimby Act standards through a combination of the methods/project features described above. Therefore, the proposed project would not have a significant impact on parks, recreation, or trails. This is not to say project residents would not use off-site facilities, but that park facilities are being provided to serve projected needs. As indicated previously, the proposed project also includes the creation of a system of open space of substantial size, which is referred to as the Santa Clara River Area. Included in this area are the Santa Clara River and the areas adjacent to the river referred to as the "upland preserve zone." All totaled, these features occupy approximately 339 acres, or 49 percent of the project

¹ City of Santa Clarita Unified Development Code, Chapter 16.15.

² City of Santa Clarita Unified Development Code, Chapter 16.15.

site. This feature of the project is considered to be an important local and regional recreational and scenic amenity of the project. In fact, because the project proposes active park facilities, which will serve more than local residents, it would help alleviate the existing Citywide shortage of parkland. Consequently, impacts to local parks would be considered beneficial.”

Response 34

The commenter requested clarification as to whether or not the designated parkland acres under the Quimby Act needed to improved park space or active/passive open space type park space. Please see **Response 33**, above.

Response 35

The commenter further asked if the project applicant dedicated the full 11 acres, would the City then have to pay to develop the site. Please see **Response 33**, above. Also, please see **May 18, 2004 Planning Commission hearing transcript**, p. 42.

Response 36

The commenter asked if the project applicant is proposing less acreage for the parkland area but is paying in addition to create a fully improved park. This synopsis of the proposed project is correct.

Response 37

The commenter wanted to know the disposition of the Parks and Recreation Department’s further review. The Parks and Recreation Commission will make a final recommendation and then the Planning Commission will re-evaluate any suggested site plan changes. Also, please see **May 18, 2004 Planning Commission hearing transcript**, pp. 43 and 51.

Response 38

The comment references comments made by Mr. Dan Masnada, General Manager, CLWA, which compared water availability in SC Valley to other municipalities. Consistent with Mr. Masnada's statement, City staff concurs that SC Valley compares well to other municipal areas in southern California, because CLWA and the local retail water purveyors are capable of drawing upon more than one source for the valley's water supplies. The sources of available water supplies include imported SWP water supplies, groundwater from the local two-aquifer system, the initiation of recycled water use, and

conjunctive water use programs, such as water banking by CLWA with the Semitropic Water Storage District. Other jurisdictions rely almost solely on imported SWP supplies (e.g., San Diego County).

Response 39

The commenter suggested that an “innovative” application should offer benefits to more than just the project, and wanted to see if land was available from the project applicant that was not developable but may be used for open space uses to be dedicated to the City. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. However, it should be noted that the project was subsequently modified in response to this request to dedicate approximately 130 acres of the South Fork of the Santa Clara River to the City.

Response 40

The commenter wanted to be certain that there was access to the trails in many places. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 41

The commenter indicated that water is necessary for wildlife to survive, and asked if an artificial source of water could be provided on site. City staff is recommending that the project be required to provide two guzzlers within the Santa Clara River corridor within the Riverpark project site. As this portion of the river is void of surface water for much of the year, the installation of “guzzlers” in strategically located areas would enhance the value of the corridor and support resident wildlife. As indicated previously in the report, the applicant has agreed to this recommended requirement.

Response 42

The commenter requested that as an alternative the Santa Clarita Parkway should be downsized to a normal sized roadway (keeping full rights-of-way). The Riverpark Traffic and Circulation Report (Appendix 4.3 of the Draft EIR) included two long-range alternative cumulative analyses related to a link of Santa Clarita Parkway, between Bouquet Canyon Road and Soledad Canyon Road. The first alternative downgrades this portion of the roadway from a six-lane major highway to a four-lane

secondary highway. The second alternative removes this segment of Santa Clarita Parkway, from Bouquet Canyon Road to Soledad Canyon Road, altogether.

The Riverpark Traffic and Circulation Report (Appendix 4.3 of the Draft EIR) included a long-range alternative Santa Clarita Parkway analysis that downgraded a segment of the roadway (Bouquet Canyon Road to Soledad Canyon Road) from a six-lane major highway to a four-lane secondary highway. The analysis indicates that the downgrade to a four-lane roadway yields results similar to the baseline six-lane roadway. It further indicates that this is to be expected since the forecasts based on a six-lane roadway show a demand for this segment of Santa Clarita Parkway that can be accommodated by a four-lane roadway. Some shifting of traffic patterns does occur during the peak hours. Overall, no deficiencies occur and the level of service (LOS) either remains the same or changes slightly. All intersections analyzed in this long-range alternative remain at LOS D or better and average daily trip (ADT) volumes for the surrounding roadways are relatively unaffected by the change in designation. More specifically, ADTs on Bouquet Canyon Road north of Newhall Ranch Road increases by 2,000 trips. ADT on Bouquet Canyon Road, between Newhall Ranch Road and Soledad Canyon Road, increase by 1,000 trips. ADT, on Soledad Canyon Road, east of Bouquet Canyon Road, increases by 1,000 trips as well.

It should be noted that the Planning Commission has determined that Santa Clarita Parkway within the project site should be reduced to two lanes, while retaining the right-of-way.

Response 43

The commenter wanted to know the status of the Blue oak tree. The blue oak tree would be preserved according to the development plan for the site. (May 18, 2004 Planning Commission hearing transcript, pp. 50–51.) Also, please see Revised Riverpark Draft EIR Section 4.6, Biological Resources.

Response 44

The commenter wanted to know the results of the sound study of off-site locations then being prepared by the project applicant. The Riverpark Draft EIR includes a detailed discussion on the noise impacts of the project. The April 29, 2004 Staff Report (**Appendix I**) contained a detailed summary of the Noise section of the Draft EIR. In summary, the Draft EIR found that the on-site residential uses adjacent to Newhall Ranch Road, Santa Clarita Parkway, and the future Golden Valley Road extension would be exposed to outdoor traffic noise levels in excess of the normally acceptable outdoor noise levels in the City's guidelines. The Draft EIR, in its analysis, assumes vehicle trip generation on these roadways

reflective of a SC Valley buildout or the worst-case condition. Initially, the residents in the affected lots will likely not be exposed to noise levels in excess of the City's guidelines.

At the project's April 29 Commission meeting, information was presented and illustrated that the traffic-related noise impacts expected to occur on residential outdoor areas on the Riverpark site were not unique to the project and are, or will be, occurring at many residential areas along major roadway corridors throughout the City. The Riverpark project would meet the City's noise guidelines for both single- and multi-family indoor areas. See **April 29, 2004 Planning Commission hearing transcript**.

Table 1, attached to the April 29, 2004 Staff Report (**Appendix I**), lists five locations within the City where residential uses are in close proximity to major roadway corridors. Twenty-four hour noise monitoring was completed at the five locations to determine an average CNEL (db) in accordance with California Department of Transportation guidelines. The five locations include (1) McBean Parkway, near the intersection of Rockwell Canyon Road; (2) Whites Canyon Road, north of Soledad Canyon Road; (3) Wiley Canyon Road, near the intersection of Tournament Drive; (4) Bouquet Canyon Road, near the intersection of Urbandale Avenue; and, (5) Orchard Village Drive, near the intersection of McBean Parkway. These existing locations were selected because of the location of the residential uses (single-family homes and/or multi-family residences) next to roadway corridors, which is similar to what Riverpark is proposing. As indicated in Table 1 and illustrated on the contour exhibits in and attached to the April 29, 2004 Staff Report (**Appendix I**), residential uses along these roadway corridors are presently exposed to noise levels in excess of the City's guidelines. Future modeled noise levels along these road corridors increase as future traffic volumes increase. Similar to Riverpark, outdoor areas associated with single-family homes or multi-family developments directly adjacent to these roadways exceed the City's guidelines.

It should be noted that, since the Draft EIR and this additional noise study were prepared, the project has been revised through the Planning Commission process. First, the number of residential units has been reduced from 1,183 to 1,123 and the commercial area has been reduced from approximately 40,000 square feet to approximately 16,000 square feet. These changes would reduce project-generated traffic trips, and resulting noise and air quality impacts. Second, the paved portion of Santa Clarita Parkway has been temporarily reduced from six lanes to two lanes. This change would temporarily reduce the amount of traffic along this roadway, and resulting noise levels.

Response 45

The commenter requested information on the downstream effects of the project. Section 4.20, Floodplain Modifications, pp. 4.20-68–69 states,

“...the proposed project in combination with the construction of Santa Clarita Parkway across the Santa Clara River and project site and other development in the Santa Clarita Valley, would further modify the floodplain by installing an additional bridge across the river (See Figure 4.20-7, Bank Stabilization and Bridge Locations). This action would further alter flows in the river; however, as with the proposed project, the effects would only be observed during infrequent flood events that reach the buried banks (e.g., 50-year and 100-year flood events). As indicated above, the proposed project would cause an increase in flows, water velocities, water depth, and changes in the flooded areas. However, these hydraulic effects would be very minor in magnitude and extent..., velocity changes in the river near the Santa Clarita Parkway Bridge would result in a very localized increase in velocity of five percent during the 2-year event that would dissipate approximately 200 feet downstream and 100 feet upstream of the bridge. Figures 4.20-12a–g, Santa Clara River Cumulative Conditions, show that the land area inundated by various flood events in the cumulative would also not vary significantly from existing and post-project conditions. When the construction of Santa Clarita Parkway across the river and project site is considered, the effects would still be insufficient to significantly alter the amount, location, and nature of aquatic and riparian habitats in the project area and downstream. Under the project with Santa Clarita Parkway Bridge, the river would still retain sufficient width to allow natural fluvial processes to continue. Hence, the mosaic of habitats in the river that support various Sensitive species would be maintained, and the populations of the species within and adjacent to the river corridor would not be significantly affected.”

In addition, please see Final EIR **Appendix G**, *Additional Hydrology and Water Quality Analyses for Riverpark* (GeoSyntec, October 2004), and Draft EIR Sections 4.2, Flood; and 4.8.1, Water Quality.

Response 46

The commenter wanted to ensure that the proposed project did not violate the provisions of FEMA. The project encroaches upon the existing FEMA flood hazard area, as residential lots 338 through 352 along the southern site boundary would be located within the 100-year flood hazard area. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from floodwaters and subsequent impacts, and consequently would remove these units from the potential for flooding. In addition, please see Final EIR **Appendix G**, *Additional Hydrology and Water Quality Analyses for Riverpark*. (GeoSyntec, October 2004)

Response 47

The commenter provides comments with regard to rental versus ownership type product. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the

commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 48

The commenter noted that a previous planning document for the site intended for a park to be located on the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 49

The commenter made a suggestion to dedicate a large portion of the project site to the City to connect to Central Park, and suggested not building any of the bridges. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 50

The commenter stated that the Quimby requirement should be 5 acres/1,000 people as noted in the General Plan as opposed to 3 acres/1,000. The applicant's parkland dedication (Quimby) requirements for the project have been calculated at approximately 10.72 acres, based on 3 acres per 1,000 persons, which has been established as a maximum standard by the City's Unified Development Code. Dedication of parkland, fees in-lieu of the dedicated parkland, and/or construction of amenities on dedicated parkland or a combination these are all considered to satisfy the requirement. The applicant is proposing to satisfy their Quimby requirement by (1) providing and constructing improvements to on-site private recreational areas; (2) dedicating to the City, with the revised neighborhood park plan, an approximately 5.7-acre active park; and (3) constructing improvements to the park at a value up to the project's requirement.

The City's General Plan discusses the goal of establishing a standard requiring 5 acres of parkland dedication per 1,000 persons for development projects within the City of Santa Clarita. Currently, the State of California Government Code allows a maximum of 3 acres per 1,000 persons which shall not be exceeded until the developed parkland in the City reaches that standard. Once that standard is met, a City can establish a 5-acre per 1,000-person requirement. Under this requirement, City would need 488 acres of developed parkland to be able to establish the higher maximum standard of 5 acres per 1,000 persons. Presently, the City has 217 acres of developed park area with another 111 undeveloped acres

under City ownership (not including Riverpark's proposed dedication) that will be developed in the future.

Response 51

The commenter stated that once the property is built you can't get it back in the future. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 52

The commenter stated that there should be mitigation for the lack of schools. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 53

The commenter suggested that a benefit of requiring the applicant to dedicate part of the project site to the City for connection to Central Park would be to reduce the amount of grading and resulting air pollution. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. However, generally speaking, most development projects that require an EIR in Southern California have air quality impacts. Riverpark is no different than other similar residential projects. For example, for projects within the SC Valley, the North Valencia Nos. 1 and II, Tesoro Del Valle, Fair Oaks Ranch, Bee Canyon, Tick Canyon, Tract 42670, Whittaker-Bermite (formerly Porta Bella) are all similar residential type projects which had significant air quality impacts. Consequently, the Riverpark project is not a particularly unusual.

Response 54

The commenter stated that no one seems to care about the amount of dirt that is proposed to be moved. The amounts of dirt proposed to be moved have been discussed in the Riverpark Draft EIR Section 1.0, Project Description, and analyzed in applicable Draft EIR sections (e.g., Section 4.4, Air Quality; and 4.5, Noise).

Response 55

The commenter stated that the Planning Commission should be trimming the project and trying to take away claims regarding the roadways and preserving the site as a wildlife corridor for deer and other animals. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 56

The comment expresses the general opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Because the comment does not raise any specific issue regarding the analysis found in the Draft EIR, no further response can be provided. Nevertheless, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), **30** (Friends of the Santa Clara River, May 2004), **32** (Plambeck, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 57

The commenter noted that there is a cumulative loss of floodplain, blue line streams, major tributaries, and site drainages. Impacts to floodplain (both project and cumulative) are discussed in detail in Section 4.20, Floodplain Modifications, of the Draft EIR. Impacts to blue line streams, major tributaries, and drainages are discussed in Revised Riverpark Draft EIR Section 4.6, Biological Resources. Also, please see Final EIR **Appendix C**, *Hybrid Functional Assessment for Riverpark* (Glenn Lukos Associates, October 2004) and *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS July 2004), and **Appendix G**, *Additional Hydrology and Water Quality Analyses for the Riverpark Project*. (GeoSyntec, October 2004) Finally, please see **Response 56**, above.

Response 58

The commenter presented a list of cumulative projects that should be taken into consideration with the proposed project. Please see Riverpark Draft EIR Section 3.0, Cumulative Impact Analysis Methodology, for a discussion with regard to cumulative analysis and the projects that were taken into consideration with this analysis.

Response 59

The commenter indicated her opinion that if all of the projects listed are allowed to be developed the only thing left will be a biological sink of a thin sliver of the river bottom. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 60

The commenter noted that at the last meeting the project applicant indicated that Fish and Wildlife was “okay” with the bank stabilization and impacts to arroyo toads. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the Draft EIR describes the approvals issued through the NRMP, jointly created by ACOE and CDFG, and the more recent biological opinion issued by Fish and Wildlife regarding the arroyo toad. See e.g., Revised Draft EIR Section 4.6, Biological Resources; Final EIR **Appendices A and C** and **Response 56**, above.

Response 61

The commenter stated that the City disagrees with Fish and Wildlife on the CEMEX Mining Area project. The commenter stated that she believed that Fish and Wildlife was wrong to write off the river and is wrong to write off the river on behalf of the project applicant. The commenter shared comments purportedly made by Fish and Wildlife officials with regard to how progress should be defined. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 62

The commenter stated that the City should do better than Fish and Wildlife. The commenter stated that while the agency might not publicly admit that these projects are killing the river they may provide information on an individual basis. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 63

The commenter stated that she was outraged that oak trees would be removed to create a park. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see Revised Draft EIR Section 4.6, Biological Resources, regarding mitigation for removal of oak trees, and Final EIR **Appendix C** (Oak Tree Report). Finally, please see the Final EIR **Responses to Comment Letter 21**. (Oak Conservancy, May 2004)

Response 64

The commenter showed a pamphlet created by the oak conservancy. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 65

The commenter stated that the Planning Commission needed to realize how much CO₂ that oak trees absorb. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 66

The commenter quoted from a publication produced by the California Oak Foundation. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Responses to Comment Letter 21** (Oak Tree Conservancy, May 2004) in the Final EIR.

Response 67

The commenter discussed the possibility of sudden oak death and that it is moving south and City staff should investigate. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any

other CEQA issue, no further response can be provided. Nevertheless, please see **Responses to Comment Letter 21** (Oak Tree Conservancy, May 2004) in the Final EIR.

Response 68

The commenter suggested an independent review of the Native American Indian sites. The Environmental Impact Report process itself, however, does serve as third-party review for any reports and studies prepared for a project (W&S Consultants prepared the cultural reports for Riverpark whose credentials are attached). In this example, the cultural resources reports prepared for the project were summarized into the Cultural Resources section of the Riverpark Draft EIR by Impact Sciences. Upon completion, the EIR was distributed by the State Office of Planning & Research to State Agencies for review and comment, including but not limited to, the Native American Heritage Commission, and State Lands, Parks and Recreation. It is the responsibility of either of these agencies to report their concerns in written form. Neither of these agencies submitted any written or oral comments to the City regarding the adequacy of the cultural reports prepared for the project. Since we have not received any comments from these agencies on this issue, the City can surmise that the reports are adequate. In addition, Charlie Cook, a descendent of the Chumash/Fernandeno/Tataviam/Kitanemuk tribe, who is one of the four Native Americans on the Native American Heritage Commission's Most Likely Descendent List, was present during the and Phase 2 work to monitor the surveys and conclusions of W&S Consultants. Consequently, an independent third-party review would not be required. In addition, please see **Responses to Comment Letter 36** (Wishtoyo Foundation, Eric Sanchez, August 2004) to the Final EIR.

Response 69

The comment references the "SB 610" law, and suggests that the 41,000 acre-feet of Table A SWP supplies are not "firm." For information responsive to this comment, please refer to **Topical Response 3: SWP Supplies – Reliance on the 41,000 AFY Water Transfer** and **Topical Response 2: Groundwater Supplies and Perchlorate** and, specifically, at pp. TR2-30–32 under the heading, **SB 610 Issue**. In addition, please see **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), and the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR), and Final EIR **Appendix A**. Finally, please see Final EIR **Responses to Comment Letters 18** (SCOPE, May 2004), **22** (Sierra Club, May 2004), **23** (California Water Impact Network, May 2004), **24** (Rossman & Moore, May 2004), **28** (Sierra Club, May 2004), **30** (Friends of the Santa Clara River, August 2004), and **32** (Plambeck, May 2004).

Response 70

The comment references the Monterey Settlement Agreement, as it relates to CLWA's 41,000 AFY transfer of SWP Table A water. For information responsive to this comment, please refer to **Topical Response 3: SWP Supplies – Reliance on the 41,000 AFY Water Transfer**. In addition, please see **Response 69**, above.

Response 71

Please see **Response 70**, above.

Response 72

Please see **Response 70**, above. In addition, please see **Topical Responses 2: Groundwater Supplies and Perchlorate** and **4: Newhall County Water District**. Finally, please see **Responses to Comment Letter 17** (Friends of the Santa Clara River, May 2004) in the Final EIR, and **May 13, 2004 Planning Commission hearing transcript**.

Response 73

For information responsive to this comment, please see **Response 72**, above.

Response 74

The commenter suggested that project be cancelled if the pedestrian bridge isn't on the project site and wouldn't make the project safer. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 75**, below, and **Responses to Comment Letter 37** (Kelleher, undated) in the Final EIR.

Response 75

The commenter noted that hazards of pedestrians using the roadways. Staff evaluated the Planning Commission's request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City's *Pedestrian Bridge Crossing Evaluation Criteria Study*. The evaluation was based on

locating a pedestrian bridge crossing approximately 300 feet west of Santa Clarita Parkway on Newhall Ranch Road.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The *Pedestrian Bridge Crossing Evaluation Criteria Study* created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision-making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the *Pedestrian Bridge Crossing Evaluation Criteria Study*, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance. Weighting is provided to allow beneficial attributes to be valued higher than others, thereby affecting the outcome of the evaluation. Survey results are scored as follows:

Points	Recommendation
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78, thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link, there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay

the remaining costs associated with the pedestrian crossing when warranted in the future likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country. The pedestrian bridge location (and any potential linkage to the trail at Newhall Ranch Road and Central Park) would be finalized during the City Council hearing process.

Finally, please see **Responses to Comment Letter 37** (Kelleher, undated) in the Final EIR.

Response 76

The commenter stated that the community does not need more apartments. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Finally, since the Draft EIR was prepared and released for public review, the project has been revised to reduce the total number of residential units from 1,183 to 1,123, including, without limitation, converting Planning Area C from apartments to condominiums for a total of 419 single-family dwelling units, 324 apartments, and 380 townhomes/condominiums.

Response 77

The commenter noted the proposed reduction of setbacks and that she was not in favor of the proposed reductions. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 78

The commenter stated that the proposed project and the mining projects should be tabled because they have the same environmental problems. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 79

The comment requests a presentation from Newhall County Water District. Such a request will be pursued at the City staff level; however, the comment does not raise any specific issue regarding the

adequacy of the Draft EIR's water supply and demand analysis. Therefore, no further response can be provided in the context of this EIR.

CITY OF SANTA CLARITA PLANNING COMMISSION JUNE 15, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter noted that she felt that the apartments would have an effect on her viewshed and quietude of her backyard. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project and will not be reducing the height of that portion of the ridge adjacent to the homes along Gavilan Drive in the Emblem neighborhood. The commenter will not be able to see the proposed apartment units. With regard to construction noise Riverpark Draft EIR Section, 4.5 Noise, p. 20, states,

“[n]oise from grading and construction activities would also be audible to off-site residents of the mobile home park to the southwest and to the residents of the Emblem Tract to the north of Area D. Construction activities could cause normally acceptable noise levels of the Noise Element Guidelines to be intermittently exceeded at the existing mobile home park for the duration of the construction in Areas A2, B, and C. The mobile home units to the south and southeast of these areas would be approximately 1,125 feet from the proposed development area at its closest point, and approximately 1,875 feet from the proposed Santa Clarita Parkway Bridge. The loudest piece of construction equipment at 96 dB(A) at 50 feet would have an audible noise level between 65 and 70 dB(A) at the mobile home park during grading of the development area and construction of nearby bank stabilization assuming a 7.5 dB(A) drop off rate for the soft, sandy, vegetated riverbed. These temporary construction noise impacts would be significant unless mitigated. Construction of the Newhall Ranch Road/Golden Valley Road Bridge would involve pile driving, which would intermittently generate noise levels at approximately 105 dB(A) over a relatively short period of time. Pile driving during construction of the Newhall Ranch Road/Golden Valley Road Bridge would cause noise levels to exceed 80 dB(A) at the closest mobile homes. Mobile homes located further away from the proposed development would experience less noise due to the greater distance from the construction, as well as to the shielding effect of intervening mobile homes (see Figure 4.5-1 for an illustration of the noise-attenuating effects of intervening barriers). Therefore, pile driving noise impacts would also be significant for the duration of the pile driving unless mitigated.

Residents at the Emblem Tract would be exposed to noise from grading operations along the minor ridgeline to the north of Area D. The greatest noise levels would be audible to the residents during grading of the northern slopes of the ridge that face towards the Emblem Tract. The on-site ridgeline that separates the Emblem Tract and Area D represents an approximate 50- to 150-foot elevational difference between the development portion of Area D and the top of the ridge. There is an approximate 50-foot “window” along the western boundary of Area D where Emblem Tract elevations are similar to those proposed in Area D and where there is no distinct topographic barrier between the two tracts. This location has the greatest potential for construction noise generated in Area D and noise from the construction of Newhall Ranch Road to be audible at Emblem Tract. Elsewhere, the Emblem Tract is separated from Area D by both horizontal distance and the ridgeline, both of which would attenuate construction noise levels at the tract. Nonetheless, there is potential for the residents of the Emblem Tract to intermittently perceive noise levels in excess of 65 dB(A) during construction, which would result in a significant, temporary noise impact.

In order to reduce the potential impacts associated with construction activities, Section 11.44.080 of the City's Noise Ordinance restricts construction work requiring a building permit to between the hours of 7:00 AM and 7:00 PM Monday through Friday, and to between 8:00 AM and 6:00 PM on Saturday. The Noise Ordinance also precludes construction activities on Sundays and major holidays. These restrictions do not, however, mitigate the impact of construction noise that would be in excess of normally acceptable noise levels of the Noise Element Guidelines for residents of the Emblem Tract or the mobile home park, or for those who may be early residents of Riverpark during construction elsewhere on the site. Therefore, the temporary project construction noise levels would be significant.

With regard to operational noise, p. 30 of the Draft EIR Section 4.5, Noise, states,

"[r]esidents in the Emblem Tract to the north would experience traffic noise along Newhall Ranch Road. As previously mentioned, there is an approximate 50-foot-wide "window" between Area D and the Emblem Tract to the north. This window is in the northwestern corner of Area D and approximately 800 feet from the proposed Newhall Ranch Road extension. Noise levels at the southwestern corner of Area D would be 64 dB(A) at 150 feet from the centerline of Newhall Ranch Road. Because sound generated by a line source typically attenuates at a rate of 3.0 dB(A) per doubling of distance from the source to the receptor for hard sites, Newhall Ranch Road noise would attenuate to 59 to 60 dB(A) CNEL by the time it reaches the boundary of the Emblem Tract. These noise levels are less than existing ambient noise levels in that tract.¹ Newhall Ranch Road traffic noise would attenuate even further as a result of structures that would be located between Newhall Ranch Road and the "window" into the Emblem Tract, thereby breaking the line of sight into the Emblem Tract to the north."

In addition, please see **Responses to Comment Letter 34** (Pearson, August 2004) in the Final EIR. Finally, the project has now been revised to include a decorative wall and landscaping from the existing Bouquet shopping center wall to the nose of the ridge, to assist in further buffering those homes. Please see Final EIR **Appendix D**, revised Vesting Tentative Tract Map.

Response 2

The commenter had concerns with regard to the Bouquet Center, which is not a part of the Riverpark project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other California Environmental Quality Act (CEQA) issue, no further response can be provided. Nevertheless, please see **Response 1**, above.

Response 3

The commenter was concerned that the apartments were going to cause noise. Please see **Response 1**, above.

¹ Noise levels at the intersection of Espuella and Berino Drives were at 57.5 dB(A) L_{eq} average (see Appendix 4.5 of the Draft EIR for the noise measurements). This would correlate to approximately 60.3 dB(A) CNEL when adjusted for evening and nighttime noise sensitivities.

Response 4

The commenter stated that she bought her house because it had a view of nature and that she has spent hours to save Whitney and Elsmere and she doesn't like it being eroded. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 1**, above.

Response 5

The commenter stated that those residents on the west side of Gavilan Drive would be exposed to the funneling of noise and air pollution. Please see **Response 1**, above. In addition, please see Draft EIR Section 4.4, Air Quality, for analysis of potential impacts. Since this comment provides no more specific information, no further response can be provided. This comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 6

The commenter asked if there were 439 units and 744 multi-units proposed. With revisions made to the site plan during the course of the Planning Commission public hearings, there are now 419 single-family dwellings, 324 apartments, and 380 townhomes proposed for the project site.

Response 7

The commenter stated that she observed that there are two oak trees that cannot remain. The project proposed that a total of 15 of the 87 oak trees on site would be removed due to project implementation. Twelve of these trees would be transplanted to other locations on the project site. Due to suggested site plan modification by the Parks and Recreation Commission an additional two oaks trees would be removed and transplanted to another location on site. Please see Revised Draft EIR Section 4.6, Biological Resources, Final EIR **Appendix C**, Oak Tree Report and Addendums (Tree Life Concern), and **May 18, 2004 Planning Commission hearing transcript** regarding Parks and Recreation Commission revisions to the project's proposed active/passive park.

Response 8

The commenter indicated that they came for the trees and they came for nature and the river. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 9

The commenter stated that parks need to be provided around developments and they should not be overbuilt. It should be noted that Riverpark includes a 29-acre active/passive public park that will be dedicated to the City of Santa Clarita. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 10

The commenter indicated that there were no schools on the site and that the project is just crunching in more units and that she opposes the project. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project. The commenter's statements with regard to crunching more units and her opposition to the project are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 11

The commenter stated he is opposed to the project and felt that the City was already overdeveloped. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 12

The commenter stated that the City has some of the worst air pollution in the nation and that most of the air pollution comes from traffic although some is caused by geographical factors. The regional air quality analysis prepared by Environ International Corporation is presented in **Appendix C** to the Final EIR. The

regional air quality analysis addressed specifically the issue of whether significant ambient concentrations of ozone and particulate matter (PM) in the Santa Clarita Valley (SC Valley) result from local SC Valley area emissions, as opposed to emissions that have been transported into the SC Valley area from the San Fernando Valley and other Los Angeles Basin areas. The regional air quality analysis concluded that “[t]he great majority of ozone and PM pollution in the SC Valley is created by sources of emissions outside the SC Valley.” The SCAQMD has apparently prepared a similar study showing similar results, but has not yet released its full text.

An article in the Daily News, Santa Clarita Edition, September 22, 2003 indicated that there were two other regions with worse air quality conditions than Santa Clarita- Crestline and Redlands.

Response 13

The comment expresses concern over a sufficient water supply. Generally, please see, for example, Draft EIR Section 4.8, Water Services, and Appendix 4.8, and Final EIR **Appendix A**. In addition, please see **Topical Responses 1–4** to the Final EIR. In addition, please see **May 13, 2004 Planning Commission hearing transcript** (especially pp. 10–42), **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA), and the **June 29, 2004 Planning Commission hearing transcript**, pp. 61–95 (DWR presentation by Katherine Kelly of DWR). Finally, please see Final EIR **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **22** (Sierra Club, May 2004), **23** (California Water Impact Network, May 2004), **24** (Rossman & Moore, May 2004), **28** (Sierra Club, May 2004), **30** (Friends of the Santa Clara River, August 2004), and **32** (Plambeck, May 2004). The comment does not raise any specific issue regarding the EIR's analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 14

Please see **Response 13**, above.

Response 15

The commenter stated that the river is the heart of the desert and that is the last place that anything should be built. It should be noted that the project is proposing to dedicate to the City of Santa Clarita the vast majority of the Santa Clara River running through the site. This comment is acknowledged and

will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 16

The commenter stated that schools are overcrowded now and that developers have not paid their fair share. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 17

The commenter stated that schools should be built at 120–130 percent of projected student increase before any housing is built. This comment/opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 18

The commenter stated that he believed that the entire local government is funded by campaign financing from developers and businesses which have their own agenda. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 19

Please see **Response 13**, above.

Response 20

The comment addresses general subject areas, which received extensive analysis in the draft environmental documentation. See, for example, Draft EIR Section 4.8, Water Services, pp. 4.8-37–38; and pp. 4.8-42–52, and **Topical Response 2: Groundwater Supplies and Perchlorate**. Please see in addition, **May 13, 2004 Planning Commission hearing transcript** (especially p. 42, et seq.), and **May 18, 2004 Planning Commission transcript**, pp. 4–44 (CLWA presentation by Dan Masnada and Mary Lou Cotton of CLWA).

Response 21

Please see **Response 20**, above.

Response 22

The commenter discusses the second newspaper article and asked if 439 single-family and 747 apartments make a park. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. The Planning Commission has since revised the project to include a total of 419 single-family homes, 324 apartments, and 380 townhomes/condominiums.

Response 23

The commenter asked if two people can't have different points and that they need to have speakers who are objective. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 24

The commenter stated his concern about the health effects, including the risk of contracting Valley Fever, on Emblem schoolchildren from grading five million cubic yards of dirt. The project would grade 9.1 cubic yards of dirt over the entire site—not solely by Emblem School. Secondly, Valley Fever is a spore found in certain soil types generally not found in the SC Valley and are found in the high desert and Kern County.

Response 25

The commenter stated his concern about air quality impacts on children, many of whom have asthma, created by grading activities and equipment including the diesel fumes from graders. Riverpark Draft EIR Section 4.4, Air Quality, p. 75, concludes that "[a]lthough the recommended mitigation measures, if feasible, would reduce the magnitude of construction-related and operation-related emissions to some extent, no feasible mitigation exists that would reduce all of these emissions to below the SCAQMD's recommended thresholds of significance. The project's construction-related emissions of VOC, NO_x, and

PM₁₀, and operation-related emissions of CO, VOC, and NO_x are considered unavoidably significant.” However, these impacts would be temporary. In addition, please see **Responses to Comment Letter 31** (Gonzalez, undated) in the Final EIR.

Response 26

The commenter stated that he did not believe the student generation figures and that he estimated that they would be double (EIR estimated figures) and that a school should be located on the site. Please see Riverpark Draft EIR Section 4.10, Education, p. 4.10-7–8 which calculates the students generated by the project based upon the generation rate factors provided by both the Saugus Union District and the William S. Hart Union High School District. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon implementation of the Riverpark project. In addition, please see **Responses to Comment Letter 31** (Gonzalez, undated) in the Final EIR.

Response 27

The comment expresses the general opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 28

Please see **Response 27**, above. In addition, for responsive information, please refer to **Topical Response 4: Newhall County Water District Resolution**.

Response 29

Please see **Response 28**, above. The cost of landscape removal, if ever required, is beyond the scope of the issues presented in this EIR. Therefore, no further response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 30

In times of drought, people generally cut back their water use by 10 to 20 percent. Please see **Response 28**, above.

Response 31

The comment provides general information regarding water supplies, which are beyond the scope of the information presented in the Riverpark EIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 32

Please see **Response 31**, above.

Response 33

The commenter thanked the Planning Commission for listening to both sides of the issue. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 34

The commenter commented on what she perceived to be conflicts of interest with regard to Planning Commissioners supporting the election efforts of council persons. The commenter suggested that the project applicant is contributing \$25 million to get the Cross Valley Connector approved. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 35

The commenter stated that the Planning Commission asked for a master plan for a car wash and there isn't one being called for with this project or the Synergy project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not

specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 36

The commenter stated that there was an issue with theater parking and that there was extensive traffic with the car wash—but this traffic cannot be compared to what would be generated by the proposed project and very little attention seems to be paid to the project traffic. The City disagrees that little attention has been given to potential traffic impacts. Riverpark Draft EIR Section 4.3, Traffic/ Access, discusses potential traffic impacts in detail. Also, please see **Topical Response 6: Traffic**. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 37

The commenter stated that he believed that this project relies on the Cross Valley Connector and that he hasn't heard that this roadway was going to be five to six lanes. The Cross Valley Connector improvement is described in Draft EIR Section 1.0, Project Description, and in Section 4.3, Traffic/ Access. It is required to be constructed and operational before the project's 501st occupancy. Section 4.3, Traffic/ Access, of the Draft EIR, illustrates the benefits to the SC Valley's roadway network. Also, Please See **Topical Response 6: Traffic**.

Finally, the Cross Valley Connector was discussed and approved by the City of Santa Clarita during the update to the Circulation Element of the General Plan conducted in February 1997. The alignment of this roadway has been in place for many years.

Response 38

The commenter stated his concern that there would be trucks using the Cross Valley Connector and that, as a result, this roadway would not ease traffic congestion at all. However, as the Draft EIR explains (Section 4.3, Traffic/ Access), one example of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Riverpark Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carries 57,000 vehicle trips per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this stretch of

Soledad Canyon Road is significantly reduced to a total of 36,000 vehicle trips per day. These reductions continue easterly along the Soledad corridor and are all due to the Cross Valley Connector. Consequently, a reduced number of trips on the Soledad arterial leads to improved intersection operation at the affected intersections. Also, see **Topical Response 6: Traffic**.

Response 39

The commenter asked if future truck traffic noise from the Cross Valley Connector had been taken into consideration in the noise analysis and not just cars. Trucks and motorcycles along Newhall Ranch Road, as well as acceleration and deceleration noise, are instantaneous noise events that are factored into the average noise levels along the roadway that are presented in Section 4.5, Noise, of the Draft EIR. Through its Noise Element, the City of Santa Clarita has defined acceptable and unacceptable noise levels for the City in its *Noise and Land Use Compatibility Guidelines*. These noise levels are measured in CNEL (Community Noise Equivalent Level),² which is measured over a 24-hour time period and adjusted to account for some individuals' increased sensitivity to noise levels during the evening and nighttime hours. Because this measurement covers a 24-hour time period and because the noise model was adjusted for the future vehicle mix (i.e., passenger vehicles, motorcycles, buses, and light-, medium-, and heavy-duty trucks) along Newhall Ranch Road, future noise levels at the nearest residences along the roadway can be predicted.

Response 40

The commenter asked if the Planning Commission had been to Golden Valley and Sierra Highway during traffic congestion times. The commenter asked where is all of the traffic going to go. Please see Riverpark Draft EIR Section 4.3, Traffic/Access, which discusses in detail traffic distribution. Also, see **Topical Response 6: Traffic**.

Response 41

The commenter wanted to know if the Planning Commissioners truly believed that the students were going to be absorbed into the existing schools. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see

² The Noise Element indicates considers both CNEL and Ldn equivalent for purposes of analysis. CNEL, however, is used for the noise impact analysis because it is more conservative than the Ldn and portrays a worst-case noise scenario, and it is commonly used throughout the State of California in noise impact analysis prepared for EIRs.

Responses to Comment Letter 31 (Gonzalez undated) to the Final EIR, and Final EIR **Appendix F** (school district letters).

Response 42

The commenter believed that if the Planning Commission placed as many restrictions on the proposed project as they did the car wash, this project would be canceled. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 43

The commenter made comments relating to an off-site car wash. The commenter stated that he believed that the road is a requirement for getting the project, and that the Cross Valley Connection will not be a benefit. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 38**, above.

Response 44

The commenter stated his opinions that the conclusion that construction of the Cross Valley Connector would reduce trips on Soledad is nonsense and that once the Santa Clarita Parkway crosses over and the flyover is built, traffic would be more jammed than ever. The City disagrees. Please see **Response 38**, above, Draft EIR Section 4.3, Traffic/ Access, and **Topical Response 6: Traffic**.

Response 45

The commenter would like to see a real traffic analysis of the project. The commenter is directed to the Riverpark Draft EIR Appendix 4.3, Traffic/ Access, for the traffic analysis that was prepared for the project. Also, see **Topical Response 6: Traffic**.

Response 46

The commenter stated that, in his opinion, at buildout that the traffic is going to be worse. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nonetheless, Riverpark Draft EIR Section 4.3, Traffic/ Access, p. 4.3-61, states, “[n]onetheless, the proposed plan results in a substantial reduction of traffic volume on the City’s

roadways, s compared to the City's General Plan designations for the site and the long-range uses identified in the SCVCTM."

Response 47

The commenter stated that 5 acres/1,000 parkland requirement should be used per the General Plan as opposed to 3 acres/1,000. The applicant's parkland dedication (Quimby) requirements for the project have been calculated at approximately 10.72 acres based on 3 acres per 1,000 persons which has been established as a maximum standard by the City's Unified Development Code. Dedication of parkland, fees in-lieu of the dedicated parkland, and/or construction of amenities on dedicated parkland or a combination these are all considered to satisfy the requirement. The applicant is proposing to satisfy their Quimby requirement by (1) providing and constructing improvements to on-site private recreational areas; (2) dedicating to the City, with the revised neighborhood park plan, an approximately 5.7-acre active park; and (3) constructing improvements to the park at a value up to the project's requirement.

The City's General Plan discusses the goal of establishing a standard requiring 5 acres of parkland dedication per 1,000 persons for development projects within the City of Santa Clarita. Currently, the State of California Government Code allows a maximum of 3 acres per 1,000 persons which shall not be exceeded until the developed parkland in the City reaches that standard. Once that standard is met, a City can establish a 5-acre per 1,000-person requirement. Under this requirement, City would need 488 acres of developed parkland to be able to establish the higher maximum standard of 5 acres per 1,000 persons. Presently, the City has 217 acres of developed park area with another 111 undeveloped acres under City ownership (not including Riverpark's proposed dedication) that will be developed in the future.

Response 48

The balance of the comment expresses the opinions of the commenter only. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided or can be provided.

Response 49

The commenter was looking forward to speaking on the pedestrian bridge issue and she is disappointed that the issue was not going to be discussed and she wanted to know when it was going to be discussed. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 50

The commenter wanted to know if airplane noise was included in the noise report. Noise measurements were taken for the noise study and are included in Appendix 4.5 of the Riverpark Draft EIR. The noise measurements were taken on June 23, 2003 during calm weather and air traffic noise, if any, would have been taken into account.

Response 51

The commenter believes that it is hypocritical for the City to be against the mining project and to be in favor of the proposed project because the same amount of dirt is being moved. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 52

The commenter noted that the City's safety standing is now eight, and it used to be 3rd in 2001. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 53

The commenter states that she opposes apartments because she believes they increase crime. The commenter has not provided any information that the project will result in an increase in crime in the area. The Sheriff's Department was given a copy of the Notice of Availability/Notice of Completion of the Draft EIR, and previously copies of the two Notices of Preparation, and has reviewed the proposed project and has not indicated that the proposed apartment uses would bring an element of crime to the

area. Even so, the Planning Commission has modified the project to replace the 420 apartments in Planning Area C with 380 condominiums.

Response 54

The commenter wanted to know when the issue of bridges was going to be addressed and offered potential locations for the pedestrian bridge to be located. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 55

The commenter discussed a project recently conducted on the Los Angeles River. These comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 56

The commenter stated that developments are often named after what they displace and Riverpark would replace toads, butterflies, and hummingbirds. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 57

The commenter requested information with regard to the archeologist's recommendations with respect to excavation of the one site and the arguments for preservation. With respect to the one significant site that the project would not preserve in situ, the archaeological study prepared for the site recommends mitigation by avoidance and preservation. However, if that is infeasible, it is recommended that a phase three recovery (which is a salvage excavation) be conducted on the site. Please see Draft EIR Section 4.18, Cultural Resources, and Appendix 4.18.

Response 58

The commenter asked if one site was more significant than another. The archaeology study considered both sites to be significant. Please see **Response 57**, above.

Response 59

The commenter asked if the site located in the path of Santa Clarita Parkway were to be preserved what would happen to Santa Clarita Parkway—would it be reduced to two lanes? The reduction of the roadway to two lanes would not avoid the site. The alignment of Santa Clarita Parkway is fixed and cannot be modified due to traffic engineering considerations. Please see **June 15, 2004 Planning Commission transcript**, pp. 65–67.

Response 60

The commenter suggested with regard to Santa Clarita Parkway that all of the right-of-way be retained, but only build to two lanes—thereby, retaining the ability of the roadway to get larger if necessary. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. However, it should be noted that the project has now been revised to pave only two lanes of this roadway initially, but retain and landscape the entire remaining right-of-way.

Response 61

The commenter concurred with the previous commenter with regard to Santa Clarita Parkway and that all of the right-of-way be retained but only build to two lanes—thereby, retaining the ability of the roadway to get larger if necessary. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 62

The commenter wanted to know what would happen to the roadway if it were downgraded to two lanes. City staff researched the feasibility of the Planning Commission's request and believes that currently, the third vehicle lane as shown in the City's Circulation Element is not warranted at this time and two paved vehicle lanes in each direction would accommodate the short-term needs for this roadway. The Planning Commission has since modified the Santa Clarita Parkway roadway section within Riverpark to include only one vehicle lane in each direction. In addition, please see **Response 60**, above.

Response 63

The commenter was concerned that the City not repeat itself with regard to traffic noise issues and its relationship to major roadways and suggests that it would be better to have a buffer by reducing Santa Clarita Parkway to two lanes and landscaping the remainder of the right-of-way until the City decides to build that roadway out. Please see **Response 62**, above.

Response 64

The commenter stated her opinion that having two bridges over the river so close together would be detrimental, and would in any event be unnecessary. However, potential impacts to biological resources (including the impacts from the Newhall Ranch Road/Golden Valley Road Bridge) and potential hydrology impacts were analyzed in the Riverpark Draft EIR Section 4.2, Flood, and 4.20, Floodplain Modifications. Based on the Flood section's analyses, the Floodplain Modifications section analyzed the potential biological impacts of the predicted hydraulic conditions, and found those impacts to be less than significant.

As to the predicted changes in flows in the Santa Clara River, based on the *Flood Technical Report for Riverpark*, February 2004, the Draft EIR concluded that the average flows in the Santa Clara River would generally not increase downstream of the project and, therefore, the project would cause no significant impacts to sensitive aquatic species located downstream based on flows (pp. 4.20–38). Based on an analysis conducted to estimate the impacts of the floodplain boundary changes caused by the project (which analysis provided a direct assessment of the potential change in total acreage and configuration of habitats along the Santa Clara River within the project site), it further concluded that there would be only negligible differences in the total aquatic, wetland, and riparian habitat area inundated in the developed condition as compared to the existing condition and, therefore, that these changes caused by the project would not be significant (pp. 4.20–42). The Draft EIR also concluded that the reduction in floodplain area caused by bank protection would not create a significant increase in overall velocities and that the velocities for all return events would not be significantly different between the existing and proposed conditions, and that, in many instances, velocities would be unchanged or would decrease. (Floodplain Modifications, pp. 4.20–42, 59.) Similarly, the Draft EIR concluded that there would be no significant increase in water depths for all return intervals at all locations, including at the Newhall Ranch Road/Golden Valley Road Bridge (pp. 4.20–59, 60).

Based on these findings, the Draft EIR concluded that the hydraulic changes created by the project would cause no significant biological impacts (pp. 4.20-60 and 63–64, and no significant impacts on sensitive

species, including, without limitation, to unarmored threespine stickleback, arroyo toad, or California red-legged frogs (pp. 4.20-64, 67-68), either within or downstream from the project site.

Response 65

The commenter did not see the need for two bridges and suggested downgrading Santa Clarita parkway significantly. Please see **Response 62**, above. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 66

The commenter asked if the City's staff had reviewed its traffic model to determine if prior forecasts have been accurate. The traffic model is updated every two years and City staff considers the model to be up-to-date and accurate. Please see **June 15, 2004 Planning Commission hearing transcript**, pp. 71-72.

Response 67

The commenter asked that since a recent update was taking place on the traffic model that traffic numbers could change on the Riverpark traffic analysis. The traffic model revisions are more enhancements and fine tuning, there would not be significant changes to the Riverpark project. Please see **June 15, 2004 Planning Commission hearing transcript**, p. 72.

Response 68

The commenter questioned whether the number of trips remaining within the SC Valley should be expressed as a range, be between 10-25 percent. City staff has indicated that the range is more likely 10 percent to 15 percent. Based upon industry-wide standards, if both adults commute, of the trips associated with a single-family home, approximately 20-40 of trips are work trips. The other 60-80 percent are non-work trips which would likely stay in the Valley. At least 50 percent of the people who reside in the SC Valley work in the SC Valley consequently 90 percent of the trips stay in the Valley. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 72-73.

Response 69

The commenter asked if Santa Clarita Parkway is scheduled to bridge over Soledad or would it connect at the current grade. The design of the bridge has not yet been determined, but would likely include an at-grade intersection with Soledad Canyon Road. Please see the **June 15, 2004 Planning Commission hearing transcript**, p. 74.

Response 70

The commenter wanted to know how the larger roadways accommodate handicapped or the elderly who need to cross them. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided. The traffic signal programming will be coordinated according to the standard City practice, which allows a pedestrian to cross the street during the time that the signal light is green. Signal timing at intersections of major thoroughfares takes into account a lengthier crossing time, due to increased street width. Though a handicapped or elderly person may take longer to cross than the average person, these crossings are infrequent and, therefore, would not have a substantial effect upon the operation of the roadway.

Response 71

The commenter asked if the County is currently utilizing the unused and unbuilt capacity of Santa Clarita Parkway to approve development past Bouquet Canyon. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see the **June 15, 2004 Planning Commission hearing transcript**, p. 75.

Response 72

The commenter asked what the effects would be of permanently downgrading Santa Clarita Parkway from six lanes to four lanes. The Riverpark Traffic and Circulation Report (Appendix 4.3 of the Draft EIR) included a long-range alternative Santa Clarita Parkway analysis that downgraded a segment of the roadway (Bouquet Canyon Road to Soledad Canyon Road) from a six-lane major highway to a four-lane secondary highway. The analysis indicates that the downgrade to a four-lane roadway yields results similar to the baseline six-lane roadway. It further indicates that this is to be expected since the forecasts based on a six-lane roadway show a demand for this segment of Santa Clarita Parkway that can be accommodated by a four-lane roadway. Some shifting of traffic patterns does occur during the peak

hours. Overall, no deficiencies occur and the level of service (LOS) either remains the same or changes slightly. All intersections analyzed in this long-range alternative remain at LOS D or better and Average Daily Trip (ADT) volumes for the surrounding roadways are relatively unaffected by the change in designation. More specifically, ADTs on Bouquet Canyon Road north of Newhall Ranch Road increases by 2,000 trips. ADT on Bouquet Canyon Road, between Newhall Ranch Road and Soledad Canyon Road, increase by 1,000 trips. ADT on Soledad Canyon Road, east of Bouquet Canyon Road, increases by 1,000 trips as well. In addition, please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 75–76.

Response 73

The commenter asked how the Golden Valley Parkway north of the project comes into play and has the extension been taken into consideration for long-range planning purposes. It is expected that at some point the roadway would extend beyond the terminus as shown on the project site plan and this roadway has been considered for long-range planning purposes. Please see the **June 15, 2004 Planning Commission hearing transcript**, p. 77. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 74

The commenter asked if roadway limitations have inhibited growth outside of City boundaries in the past. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 75

The commenter suggested that Santa Clarita Parkway not be downgraded, but that it be paved to a smaller size with a landscaped buffer in the remaining portion of the right-of-way, if it could be completed economically. City staff concluded that the approximate cost to construct the third vehicle lane in each direction is estimated at a total cost of \$500,000 to \$600,000 or more specifically \$10–\$12 per square foot. The installation of landscaping (including CLWA connection fees) would also be in the \$500,000 to \$600,000 range or more specifically \$10–\$12 per square foot. Therefore, there is no significant cost difference in the two scenarios. It should be noted that the project has been revised to pave only two

lanes of Santa Clarita Parkway, and install enhanced landscaping in the remaining portion of the right-of-way to help buffer roadway noise; however, Santa Clarita Parkway has not been downgraded.

Response 76

The commenter suggested that a buffer should be included [at Santa Clarita Parkway] to buffer noise. Please see **Response 75**, above.

Response 77

The commenter asked if the Newhall Ranch Road/Golden Valley Road Bridge would ultimately become six lanes at a future date. This bridge will at some point become six lanes. Please see the **June 15, 2004 Planning Commission hearing transcript**, p. 79.

Response 78

The commenter asked if the cross Valley Connector is designated as a truck route. Pursuant to the City of Santa Clarita Circulation Element, the City does not have designated truck routes. However, major and secondary roadways are truck routes. Please see the **June 15, 2004 Planning Commission hearing transcript**, p. 80.

Response 79

The commenter asked about the movement through the City of trucks coming down Interstate 5 (I-5) and connection with State Route 14 (SR-14). This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 80–81.

Response 80

The commenter requested clarification with regard to figures used in the Draft EIR Section 4.17, Population/Housing/Employment, and Section 4.3, Traffic/Access, analysis. The joint City/County traffic model was used to develop the projections used in Section 4.3, Traffic/Circulation, of the EIR. The joint traffic model is based on the roadway network and land use contained in the City's and County's General Plan, and was used, in part, in development of the General Plan. There is not a specific horizon period or year assigned to buildout of the SC Valley, as described in the General Plan. It has been the

policy of the City, however, that the growth detailed in the General Plan represents a period of between 20 and 25 years (depending on market conditions). The traffic model forecasts, therefore, could be assumed to represent the roadway conditions expected around year 2025 to year 2030 which are consistent with the forecasts used in Section 4.17, Population/Housing/Employment, of the Draft EIR.

In addition, the SC Valley has specific locations at which it connects to the Los Angeles Basin, Ventura County, the Antelope Valley, and unincorporated Los Angeles County areas to the north. These include I-5 and SR-14 to the south, I-5 and SR-14 to the north, Sierra Highway to the north and south, and Bouquet Canyon Road to the north. These same connection points are represented in the joint traffic model and utilize 2025/2030 traffic volume projections directly from the Southern California Association of Governments (SCAG) regional forecast model, thus insuring complete consistency with SCAG. Finally, please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 81–82.

Response 81

The commenter requested information with regard to the cost of enhancing the bridge abutments. City staff researched the costs associated with incorporating visual enhancements on the bridge abutments for the Newhall Ranch Road/Golden Valley Road Bridge and concluded that it would increase the total bridge costs by approximately \$50,000.00 to \$100,000.00. The visual improvements could include colored concrete, stamped concrete, manufactured stone veneers and decorative concrete indentions/impressions. Because this bridge is part of the Cross Valley Connector, the bridge itself is subject to the City's Cross Valley Connector Aesthetics' Guideline Book (currently in draft form and will be finalized in the next month). The Guideline Book includes design standards that consist of the above visual improvements for the bridges and bridge abutments. Per the direction of the Planning Commission, staff can add a condition to the project that states, "[t]he Newhall Ranch Road/Golden Valley Road Bridge and bridge abutments shall be subject to the City's Cross Valley Connector Aesthetics' Guideline Book."

Response 82

The commenter requested clarification with regard to noise exhibits prepared for off-site locations and if the contours indicated that the City would need to take private property sometime in the future. The noise exhibits were prepared to demonstrate that the noise impacts expected to occur on the Riverpark project are currently occurring at other similar locations within the City. The contours are shown on the map only to demonstrate existing noise impacts. The City has no intention of condemning property because of existing noise impacts. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 83–84 and 93–96.

Response 83

The commenter stated that simply because there are noise impacts at other locations within the community she does not feel that the problem should be duplicated elsewhere. The commenter asked what distance would be needed for a buffer to reduce the noise levels along Newhall Ranch Road. City staff recommended that the commenter review Draft EIR Section 6.0, Alternatives, which evaluates a condition whereby the project would incur no noise impacts. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 84–85.

Response 84

The commenter wanted to know where the 60 db(A) limit came from. The 60db level comes from the City of Santa Clarita General Plan Noise Element Land Use Compatibility Guidelines, Exhibit N-2. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 86–90.

Response 85

The commenter asked for other areas of the state or county that have a similar ordinance, do they have broader roads, does their housing have 10-inch thick walls—is there anything different. There have been some instances where, in order to provide a noise buffer, roadways have been built wider, but this is rare. With regard to residential uses primarily built fairly close to the road, one might see walls and a limited number of windows at the roadway elevation because noise can enter through the windows. However, over time, most communities have used, and are using double-paned windows and added insulation are all methods used by communities to buffer noise impacts. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 90–91.

Response 86

The commenter wanted to know if other communities are faced with the same choices of possibly eliminating housing in order to meet the 60dB level. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 91–92. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR, no further response can be provided.

Response 87

The commenter thought that the City was having to deal with the consequences of having higher decibel readings because of new modeling or new measurements. Generally speaking, noise models have become more sophisticated. For example now, as compared to seven years ago, a modeler can now differentiate traffic type more specifically than what could be done previously. Before, it was just a “vehicle,” now it’s a type of vehicle and trucks—and they all behave differently from a noise perspective. In the past, that level of sensitivity could not be taken into consideration. Now, with respect to noise, differences in topography can be analyzed that could not have been taken into consideration previously. In some cases (as with the Riverpark project), these differentials make a very large difference in noise results and subsequent impacts. Please see the **June 15, 2004 Planning Commission hearing transcript**, pp. 92–93.

Response 88

The commenter asked where the five homes that must be moved to accommodate the changes to the active/passive park were being relocated. The homes are being relocated on the south side of the roadway.

Response 89

The commenter asked whether the drainage to be reestablished in the park would be concrete. The drainage is proposed to be enhanced with native vegetation and would be separated from the active parkland. Please see the **June 15, 2004 Planning Commission hearing transcript**, p. 99.

Response 90

The commenter wanted to know if there was other mitigation for the movement of oak trees—is there a certain period of time for maintenance. Revised Riverpark Draft EIR Section 4.6, Biological Resources, Mitigation Measures 4.6-6 and 4.6-7 outline the maintenance provisions for relocated oak trees. Please also see Final EIR **Appendix C**, Oak Tree Report, and Addendums (Tree Life Concern). The relocated heritage oak trees will be maintained for seven years and the remaining relocated oak trees will be maintained for five years.

Response 91

The commenter suggests that the City consider whether it would be better off accepting the parkland acreage in full without improvement as opposed to accepting smaller improved parks. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, see the discussion of this issue at **June 15, 2004 Planning Commission hearing transcript**, pp. 101–104.

Response 92

The commenter asked how many acres of parkland are currently unimproved within the City. Riverpark Draft EIR Section 4.12, Parks and Recreation, Table 4.12-1, p. 4.12-7 indicates that 171.85 acres of parkland are currently undeveloped in the City of Santa Clarita.

Response 93

The commenter asked if the unimproved parkland included trails. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the comment does not specifically address the Draft EIR's analyses, no further response can be provided. Nevertheless, trail improvements are not included in the 171.85 acres of unimproved parkland area within the City of Santa Clarita. Please see Riverpark Draft EIR Section 4.12, Parks and Recreation, pp. 4.12-11–16 for a discussion of trails within the community.

Response 94

The commenter requested to see a wildlife corridor overlay. Revised Riverpark Draft EIR Section 4.6, Biological Resources, Figure 4.6-5, depicts wildlife movement corridors.

Response 95

The commenter wanted to know the status of the U.S. Fish and Wildlife Service (USFWS) reconsidering approval of the Natural River Management Plan (NRMP) in relation to designated habitat for the arroyo toad. The City is not aware of any such indication by USFWS, which is only a consulting agency for the NRMP, not an approving agency. The Service has issued proposed critical habitat for the arroyo toad which includes portions of the Santa Clara River; however, this is only a proposed designation and it should be noted that this proposed critical habitat area ends at the westerly edge of the Bouquet Canyon

Bridge and is not on the project site. Please see Revised Draft EIR Section 4.6, Biological Resources regarding the “may affect” area for arroyo toads (p. 4.6-74) and Draft EIR Section 4.20, Floodplain Modifications, and Appendix 4.20 (Entrix report).

Response 96

The commenter wanted to know if mixed use was ever considered for the proposed project to generate revenue for the City. This comment is acknowledged and will be forwarded to the decision makers for their consideration. It should be noted that the project does include a mixture of uses—residential, commercial, and recreation. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **June 15, 2004 Planning Commission transcript**, pp. 106–107.

Response 97

The commenter suggested that it would be helpful to look at mixed use. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 96**, above.

Response 98

The commenter clarified that the main idea suggested for Santa Clarita Parkway was to pave a smaller area of the roadway but still keep the right-of-way. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR’s analyses, no further response is provided.

Response 99

The commenter requested the wildlife corridor overlay. Please see **Response 94**, above.

Response 100

The commenter requested additional information with regard to the pedestrian bridge. Staff evaluated the Planning Commission’s request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City’s *Pedestrian Bridge Crossing Evaluation Criteria Study*. The evaluation was based on locating a pedestrian bridge crossing approximately 300 feet west of Santa

Clarita Parkway on Newhall Ranch Road. Please see **July 20, 2004 Planning Commission hearing transcript** and Staff Report.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The *Pedestrian Bridge Crossing Evaluation Criteria Study* created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the *Pedestrian Bridge Crossing Evaluation Criteria Study*, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance. Weighting is provided to allow beneficial attributes to be valued higher than others, thereby affecting the outcome of the evaluation. Survey results are scored as follows:

Points	Recommendation
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78, thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link, there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay

the remaining costs associated with the pedestrian crossing when warranted in the future likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country.

CITY OF SANTA CLARITA PLANNING COMMISSION JUNE 29, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter requested a qualified explanation in terms of the amount of groundwater that is available to other communities when compared to the Santa Clarita Valley (SC Valley). With regard to water supply, Santa Barbara and the Callegus Water District are similar to the SC Valley with regard to a diversified supply of sources consisting of recycled water, imported State Water Project water, local groundwater and conservation and recycled water.

Response 2

The commenter requested confirmation that saltwater intrusion is not a problem in the SC Valley. Given that the SC Valley is not in close proximity to the coast, saltwater intrusion is not a problem.

Response 3

The commenter asked if groundwater is drawn upon in an area that is adjacent to wells that there is more than seasonal fluctuations that occur to the groundwater. With regard to the eastern part of the SC Valley is true that the storage capacity is less because the aquifer is not as deep.

Response 4

The commenter wanted to know if wells in the eastern portion of the SC Valley that are producing water for the Castaic Lake Water Agency (CLWA) also secure water from the wells that are being used by private owners. If the private wells are in the same area as CLWA wells then water is being secured from the groundwater used by private wells.

Response 5

The commenter asked whether existing water users pay for capital improvements by a one percent property tax. The commenter is correct in that existing water users do not pay for capital improvements to the water system.

Response 6

The commenter asked if water connections are paid by residents of projects such as Pamplico Park. Water connection fees are development fees paid for by the project developer for private projects. Water connections for public projects such as Pamplico Park are paid for with General Fund monies.

Response 7

The commenter questioned if the developer is the City then consequently the residents are paying for the water connection fee. Typically, the City does not pay a water connection fee for private developments. That connection fee is the responsibility of the project developer, as in the case of the Riverpark project. As stated above in **Response 6**, the City would be responsible for the payment of water connection fees for public projects (such as a public park) that would require water.

Response 8

The commenter asked what information supports the statement that Saugus wells are not expected to affect the spread of perchlorate in the aquifer and if this investigation is ongoing as a result of federal funding. Please see **Topical Response 2: Groundwater Supplies and Perchlorate**.

Response 9

The commenter was appreciative of the presentation from PCL and of Diane Trautman's efforts to get speakers to discuss the water issue. Because the commenter does not specifically comment on the Draft EIR, or raise any other CEQA issue, no further response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 10

The comment expresses the opinions of the commenter that the project would destroy 37 acres of the 100-year floodplain, fill in six or more drainages, and result in a loss of water recharge. The comment does not raise any specific issue regarding the adequacy of the EIR's analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Nevertheless, please see the CH2MHill report (Draft EIR Appendix 4.8), and **Topical Response 1, Appendix C (Hybrid**

Functional Assessment for Riverpark (Glenn Lukos Associates, October 2004), and **Responses to Comment Letters 25** (Heal the Bay, May 2004) and **26** (Teresa Savaikie, May 2004) in the Final EIR.

Response 11

Please see **Response 10**, above.

Response 12

The comment expresses opinions regarding the adequacy of the adopted Natural River Management Plan (NRMP) and claims that the project “depends” upon the NRMP. The comment does not question any aspect of the EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Nevertheless, it should be noted that the project does not “depend” upon the NRMP, but is a separate project separately analyzed in the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources. Finally, please see **Responses to Comment Letters 18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 13

The comment generally requests protection of water supplies and the integrity of the Santa Clara River. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. Please see **Responses 10** and **12**, above.

Response 14

The comment expresses opinions/commentary regarding the environmental consultant selected to prepare the Riverpark Draft EIR. The comment will be included in the record and made available to the decision makers prior to a final decision on the proposed project.

Response 15

The comment questions the amount of water stored in the Saugus Formation. This comment addresses a general subject area, which received extensive analysis in the draft environmental documentation. Please see, for example, Riverpark Draft EIR Section 4.8, Water Services, pp. 4.8-38–42, and Appendix 4.8; please

also see Final EIR **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**; and **Topical Response 4: Newhall County Water District Resolution**. Finally, please see **Responses 10 and 12**, above.

Response 16

Please see **Response 15**, above.

Response 17

The comment questions the perchlorate containment plan, which consists of pumping from two production wells that have not operated in several years because of elevated concentrations of perchlorate in the groundwater. The plan calls for pumping to be performed at sufficiently high rates to allow perchlorate that is migrating in groundwater from the nearby former Whittaker-Bermite site to be captured by these wells, thereby controlling its movement toward other portions of the aquifer, where additional water supplies could otherwise be impacted. The containment evaluation for the impacted Saugus Formation production wells was performed by CH2MHill using the regional groundwater flow model for the SC Valley. The model's construction and calibration are discussed in detail in a report entitled, *Regional Groundwater Flow Model for the Santa Clarita Valley: Model Development and Calibration*, prepared by CH2MHill in April 2004. The report is incorporated by this reference and is available for public inspection at CLWA, 27234 Bouquet Canyon Road, Santa Clarita, California 91350-2173.

In addition, CLWA prepared a second draft report setting forth its perchlorate containment plan. This report is entitled, *Analysis of Perchlorate Contaminant in Groundwater Near the Whittaker-Bermite Property, Santa Clarita, California*, dated September 2004. As stated, the report is the second of two reports that are part of an analysis for the strategy of containing perchlorate from the former Whittaker-Bermite site, as contemplated in the *Environmental Oversight Agreement* with DTSC. The report presents an analysis of the perchlorate containment plan for the Saugus Formation.

Returning the impacted wells to service with treatment requires issuance of a permit by the California Department of Health Services (DHS) before the water can serve as a potable water supply. The studies needed for the permitting effort are currently in preparation. The report is incorporated by reference and available for public inspection at CLWA, 27234 Bouquet Canyon Road, Santa Clarita, California 91350-2173.

According to CLWA, based on the substantial amount of technical data gathered regarding perchlorate remediation since 1999–2000 (Final EIR **Appendix A**), CLWA and the local retail purveyors remain

capable of meeting existing and projected water demand for SC Valley. CLWA's determination is based on its assessment that there are sufficient water supplies from the State Water Project, in combination with available groundwater from non-contaminated portions of the Alluvial aquifer and the Saugus Formation, along with other available dry-year supplies, as reported in the 2003 *Santa Clarita Valley Water Report*.

CLWA recently confirmed this determination in a letter to the City of Santa Clarita, dated October 13, 2004. This letter acknowledges a recent court decision setting aside the 2000 *Urban Water Management Plan (2000 UWMP)* due to the UWMP's discussion of perchlorate contamination. However, despite the perchlorate contamination impacting five municipal-supply wells in the valley, CLWA has stated:

"[d]ue to the number and distribution of wells in the SCV and the availability of State Water Project (SWP) water acquired in 1999 for future growth—some of which is currently surplus—sufficient water supplies are available to meet current and near-term SCV water demands during both normal and dry years....

During normal years, groundwater production from existing wells not impacted by perchlorate in combination with SWP water deliveries easily provide over 100,000 acre-feet per year (AFY), or just under the level of 2020 demand analysis used in the 2000 UWMP. Current Santa Clarita Valley water demand is less than 85,000 AFY.

During dry years, shortfalls in the above supplies will be supplemented by 50,000 AF of SWP water that CLWA has banked in Kern County with the Semitropic Water Storage District through short-term banking arrangements. This water is available until 2012-2013 and, as such, provides dry-year reliability for the SCV water supply for the next 9± years. Prior to the expiration of the Semitropic interim banking arrangements, CLWA will implement long-term reliability enhancement programs described in the 2000 UWMP. CLWA recently executed Memorandums of Understanding with two banking partners—i.e., other water agencies—that are, in effect, the initial steps in implementing the long-term programs.

Since the actions to contain and treat the perchlorate-contaminated groundwater will be in place well before 2010, the SCV water supply identified in the 2000 UWMP remains viable in meeting increasing SCV water demand over time. Currently available SCV water supplies are more than adequate to meeting ongoing and near-term SCV water demands, and water supplies in the long-term will be available at the levels noted in the 2000 UWMP due to full restoration of Saugus Formation well capacity. Treatment of the perchlorate-contaminated groundwater is expected to commence within two years which, in combination with the drilling of two to three replacement wells, will effectively constitute full restoration of Saugus Formation well capacity." (See Riverpark Final EIR, **Appendix A.**)

Response 18

The comment refers to Department of Health Services (DHS) Policy Memorandum 97-005. The recently prepared draft report by CH2MHill entitled, *Analysis of Perchlorate Contaminant in Groundwater Near the Whittaker-Bermite Property, Santa Clarita, California*, dated September 2004, discusses this policy

memorandum in the context of returning the impacted municipal-supply wells to service utilizing proven treatment technology.

Returning these wells to potable water service requires issuance of a permit by DHS. Before issuing a permit, DHS requires that studies and engineering work be performed to demonstrate that pumping these wells and treating the water will be protective of human health for the users of the water. To obtain a permit, the water purveyors must perform a detailed evaluation of the effects of returning the wells to service. The process for conducting the evaluation is called the 97-005 process, named after the policy memorandum that describes the process. (DHS Policy Memorandum 97-005) This memorandum also discusses the basic tenets under which the DHS drinking water program evaluates proposals, establishes appropriate permit conditions, and approves returning an impacted well to service for direct potable water use. The CH2MHill report was prepared to support the assessment and permitting process that CLWA and the water purveyors are performing under DHS Policy Memorandum 97-005.

Response 19

The comment refers to municipal-supply wells in the Saugus Formation and the five wells impacted by perchlorate contamination. For responsive information, please see, for example, Riverpark Draft EIR Section 4.8, Water Services, at pp. 4.8-38–51; and **Topical Response 2: Groundwater Supplies and Perchlorate**.

Response 20

The comment addresses pumping from municipal-supply wells in the Alluvial aquifer. For responsive information, please see, for example, Riverpark Draft EIR Section 4.8, Water Services, at pp. 4.8-33–38; **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**; and **Topical Response 2: Groundwater Supplies and Perchlorate**.

Response 21

The commenter wanted to be certain that both speakers recommendations should be taken into considerations and that the implications of cutbacks should be understood. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 22

The commenter suggested getting Prop 50 funds to buy this project instead of building 1,100 homes in the floodplain. This comment regarding Prop 50 funds is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, the commenter's statement is only partially correct with regard to development in the floodplain. The project encroaches upon the existing FEMA flood hazard area primarily with residential lots 338 through 352 along the southern site boundary. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from floodwaters and subsequent impacts, and consequently would remove these units from the potential for flooding. Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 23

The comment generally references pumping of groundwater from municipal-supply wells in the Alluvial aquifer. For responsive information, please see Riverpark Draft EIR Section 4.8, Water Services, at pp. 4.8-33–38; please also see **Topical Response 1: Groundwater Supplies and "Overdraft" Claims**; **Topical Response 2: Groundwater Supplies and Perchlorate**, and **Appendix A** in the Final EIR.

Response 24

The comment expresses opinions regarding increased costs for water supplies. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise any specific issue regarding the adequacy of the EIR analysis, no further response can be provided.

Response 25

The comment references Richard C. Slade's studies regarding the Saugus Formation, and the capacity of the Saugus Formation. For responsive information, please see, for example, Riverpark Draft EIR Section 4.8, Water Services, at pp. 4.8-38–42; also see Draft EIR Appendix 4.8 and Final EIR **Appendix A**.

Response 26

Please see **Response 25**, above.

Response 27

The commenter stated that the wide sidewalk configuration is not preferable from a bicycle safety point. It should be noted that the City Planning Commission requested that staff review the bike trail documents that Ms. Gutzeit provided to the Commission at the June 29, 2004 hearing to ensure that there are adequate bike trails within the proposed project. As staff concluded,

“[t]he Riverpark project includes Class I bike trails, Santa Clara River multipurpose trails (that includes separated bike paths), and paseos. The south side of Newhall Ranch Road and the Newhall Ranch Road/Golden Valley Road Bridge will be providing a Class I bike trail that will be paved and striped separately from the pedestrian sidewalk. The Class I will provide adequate width for bicyclists going east and west. The west side of Santa Clarita Parkway will also include a Class I bike trail that will be identical to the one on Newhall Ranch Road. The documents submitted by Ms. Gutzeit requested traffic signal sensors in the roadway for bicyclists, however, these are only functional with Class II bike trails which are located on the street. The documents also mentioned that the “Walk Your Bike” signs in the crosswalk should not be part of the crosswalk signage, however, the City’s policy is to continue to place them in the crosswalks for liability reasons. The bicyclists have the option of riding outside of the crosswalks.

In addition, the Riverpark site plan will be providing a multipurpose trail along the Santa Clara River that will connect the Bouquet Canyon Bridge to the Newhall Ranch Road/Golden Valley Road Bridge. The trail will be paved and striped for pedestrians and bicyclists. There are two primary connections to the Class I trail to the multipurpose. One is on the west side of the project where the commercial element is located and the other is located on the eastern side of the project by the Newhall Ranch Road/Golden Valley Road Bridge. The connection by the bridge includes a 20-foot paved pedestrian and bike trail that switchbacks along the bridge abutment. The switchback is required because of the significant slope on the bridge abutment. In addition, there is a third connection that includes a 10-foot paseo that runs from the river trail through the active park and canyon to Newhall Ranch Road.

Staff has reviewed the documents and the Riverpark site plan and believes that the site is properly planned for bicyclists and are consistent with the Parks and Recreation and Traffic Division’s policies regarding City of Santa Clarita bike trails. As a staff suggestion, the Planning Commission may want to include in their study session schedule an additional topic related to the City’s bike trails and the policies related to bicycle planning.”

Finally, please see **Responses to Comment Letter 19** (Los Angeles County Bike Coalition, May 2004) in the Final EIR.

Response 28

The commenter stated that the key issue is intersections and the yield to horses and pedestrian signs and has never seen anyone stop and walk their bikes. Please see **Response 27**, above.

Response 29

The commenter suggested that, even though the Draft EIR mentioned solar panels as not feasible, solar panels be considered. The Riverpark Draft EIR Section 4.7, Land Use, p. 23, discusses the solar panel feasibility as follows:

“[a]ccess points to the site will be limited to Bouquet Canyon Road and Newhall Ranch Road. Given the small size of the site and given that the commercial nature of the potential uses at the site will want to orientate the buildings to these major roadways, lot orientation and solar oriented building design may not be feasible that will reduce dependency on air polluting energy sources. Therefore, Policies 6.4 and 6.5 are not applicable to the proposed project.”

Response 30

The commenter stated that the Riverpark project was a negative. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 31

The commenter stated that if the City approves the Riverpark project, then it will want to approve more and the City will run out of land and have a less desirable lifestyle. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 32

The commenter did not understand why the City would want to consider 1,183 units, which would add 3,615 more people to the already overcrowded and overdeveloped community. Section 1.0, Project Description, p. 1.0-38 of the Draft EIR states that the proposed project would generate 3,576 persons. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because

the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 33

The commenter argues that the project's addition of 3,615 more residents is not minimal. Please see **Response 32**, above. Additionally, Draft EIR Section 4.17, Population/Housing/Employment, considers the proposed increase in population to not exceed growth expectations of the City of Santa Clarita, because the proposed project proposes a considerably smaller project than what would be allowed under the City of Santa Clarita General Plan and Zoning Code.

Response 34

The commenter felt that close to four thousand people is a great impact. Please see **Response 33**, above. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 35

The commenter wanted to know why the City is willing to destroy more hillsides, which provide a viewshed for the community. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see Draft EIR Section 4.16, Visual Resources, for an analysis of the project's potential impacts on views of significant ridgelines, and Section 4.7, Land Use, for an analysis of the project's compliance with the City's Hillside Ordinance.

Response 36

The commenter is concerned with regard to the displacement of wildlife on the site, and noted that they just won't disappear because no one considers their plight. Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-84, acknowledges that "[I]mplementation of the proposed project would increase human and domestic animal presence in the area. Increased recreational and other human

activity around these habitats could (1) displace a number of wildlife species....” While coyotes are not a protected species, the Riverpark Draft EIR concludes on p. 4.6-109,

“[t]he total net loss of 280 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to developed. Though over 400 acres of the site will remain as open space and some of the habitat can be restored and enhanced within remaining open space areas of the site, there will still be a net loss of habitat for wildlife and open space that cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a mathematical net loss of 280 acres of open space land as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact.”

Finally, please see **Responses to Comment Letters 20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 37

The commenter stated that school children from this development will have nowhere to go because of current schools are filled to capacity. Please see the Final EIR **Appendix F** for correspondence from both districts indicating no impacts to the school systems based upon implementation of the Riverpark project.

Response 38

The commenter stated that the project would not help the amount of cars on the road because it would add 4,000. Please see **Topical Response 6: Traffic** in the Final EIR.

Response 39

The commenter felt that it was a shame that more people don't come out to voice their opinions and they urged the Planning Commission to say no to the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 40

The comment refers to a code section from the Water Code and asks whether the analysis required by that section is included in the draft environmental documentation for the Riverpark project. Please see **June 29, 2004 Planning Commission hearing transcript**, pp. 128–130 (response by Mary Lou Cotton,

CLWA). The information required by the referenced code section is summarized in **Topical Response 2: Groundwater Supplies and Perchlorate**, under the heading **SB 610 Issue**. Please see Draft Riverpark EIR Section 4.6, Water Resources, p. 4.8-15, Appendix 4.8, and letters from the Santa Clarita Water District/CLWA found in **Appendix A** to the Final EIR.

Response 41

The commenter wanted to know bicycle standards in other communities. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 42

The commenter wanted to know if there were industry standards on who regulates environmental consulting firms. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

CITY OF SANTA CLARITA PLANNING COMMISSION JULY 20, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter asked if the City had reviewed the Environ International Corporation's air quality report. The regional air quality analysis prepared by Environ International Corporation is presented in **Appendix B** to the Final EIR. The regional air quality analysis addressed specifically the issue of whether significant ambient concentrations of ozone and particulate matter (PM) in the Santa Clarita Valley (SC Valley) result from local emissions, as opposed to emissions that have been transported into the SC Valley from the San Fernando Valley and other Los Angeles Basin areas. The regional air quality analysis concluded that "[t]he great majority of ozone and PM pollution in the SC Valley is created by sources of emissions outside the SC Valley." The South Coast Air Quality Management District (SCAQMD) has apparently prepared a similar study showing similar results, but has not yet released its full text.

Response 2

The commenter asked if the City had reviewed a preliminary regional air quality report prepared by the SCAQMD. The SCAQMD has apparently prepared a similar study showing similar results to the Environ International Corporation study discussed in **Response 1**, above, but has not yet released its full text.

Response 3

The commenter asked if any of the revised site plan lot sizes would be below the City's standard 5,000-square-foot minimum lot size. The information will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise a specific issue concerning the adequacy of the Riverpark Draft EIR, no further response can be provided. Nevertheless, it should be noted that the applicant is no longer seeking an adjustment to reduce lot sizes.

Response 4

The commenter asked if there are special requirements that become applicable to a unit if they are switched from apartments to condominiums. The information will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However,

because the comment does not raise a specific issue concerning the adequacy of the Riverpark Draft EIR, no further response can be provided. Nevertheless, please see **July 20, 2004 Planning Commission hearing transcript**, pp. 19–21.

Response 5

The commenter wanted to know how much of a buffer does the Federal Emergency Management Administration (FEMA) line provide and how far back is the development from the National River Management Plan (NRMP) line. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, indicates that some of the activities permitted through the NRMP on the Riverpark site have been scaled back as part of the Riverpark project, and those improvements would now have less of an impact that would have occurred if constructed as described in the NRMP. The following describes the differences cited in the Draft EIR from NRMP approved improvements.

- In the area of A1, the “top of bank stabilization” has been set back from the main channel of the river anywhere from 50-230 feet from where the NRMP permitted these improvements.
- The Riverpark project does not include bank stabilization from the eastern terminus of the erosion protection adjacent to Area B to the western bridge abutment for the Newhall Ranch Road/Golden Valley Road Bridge. Bank stabilization was permitted in this area under the NRMP. In summary, the Riverpark project results in the elimination of approximately 3,100 linear feet of bank stabilization permitted under the NRMP.
- The Riverpark project proposes two encroachments beyond the “top of bank stabilization” permitted under the NRMP. The first encroachment, of approximately 80 feet, is necessary to save a Heritage Oak Tree (Tree No. 74). The second encroachment, up to 230 feet, is necessary to accommodate a change in the alignment for the Newhall Ranch Road/Golden Valley Road Bridge and a trail connection from the river trail to the Class 1 trail along Newhall Ranch Road.

In addition, please see the July 20, 2004 Staff Report (**Appendix I**) and attached exhibits showing the FEMA line and the NRMP line, and July 20, 2004 Planning Commission hearing transcript pp. 4-8, 22. Finally, please see Final EIR **Appendix G**, *Additional Hydrology and Water Quality Analyses for the Riverpark Project* (GeoSyntec, October 2004), Figures A-1 and A-2.

Response 6

The commenter asked about the proposed critical habitat area released by the United States Fish and Wildlife Service (USFWS) for the arroyo toad. The proposed arroyo toad critical habitat area ends at Bouquet Bridge, west of the Riverpark site. Please see Final EIR **Appendix C**, *Results Memo Regarding Focused Arroyo Toad Surveys* (Ecological Sciences, August 29, 2004). See also, generally, Final EIR

Appendix C, *Results Memo Regarding Focused Arroyo Toad Surveys* (Ecological Sciences, August 23, 2003), and Draft EIR Appendix 4.6.

Response 7

The commenter asked if there would be any impacts to arroyo toads downstream of the site. Riverpark Draft EIR Section 4.20, Floodplain Modifications, concludes, “[t]he Flood Technical Report for Riverpark (PSOMAS, February 2004) prepared for the Riverpark project concludes that there would be no significant increase in water surface elevation, velocity or sedimentation downstream of the project site as a result of project improvements. Based these facts, no impacts to downstream populations of arroyo toad are expected.” In the case of the arroyo toad, a “Biological Opinion” written by USFWS for the NRMP states that it is unlikely for the species to occur from a point approximately 1,000 feet east of the Bouquet Canyon Road Bridge due to a lack of suitable habitat. This conclusion, combined with the fact that the species was not observed during focused surveys conducted on-site, make it unlikely that impacts to the species would occur. With incorporation of NRMP measures into the project, no significant impacts to the species would occur. Please see also Draft EIR Appendices 4.6 and 4.20, and Revised Draft EIR Section 4.6, Biological Resources. Finally, please see in addition Final EIR **Appendix C** (additional arroyo toad information) and **Appendix G**, *Additional Hydrology and Water Quality Analyses for the Riverpark Project* (GeoSyntec, October 2004).

Response 8

The commenter asked that if the site were designed for the floods, would there be the same number of lots. As discussed in the Draft EIR Section 4.2, Flood, meeting FEMA flood design standards would remove flood impacts from the site, while meeting design criteria established by FEMA, consequently allowing the same number of lots as proposed. The project encroaches upon the existing FEMA flood hazard area primarily occurs with residential lots 338 through 352 along the southern site boundary. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from floodwaters and subsequent impacts, and consequently would remove these units from the potential for flooding.

Because portions of the bank stabilization improvements, erosion protection, and the proposed Newhall Ranch Road/Golden Valley Road Bridge also would be placed within the 100-year flood hazard area of the Santa Clara River, a modification to the FEMA flood hazard boundary would be necessary to correspond to the location of the bank stabilization improvements. As shown in the Draft EIR, their locations and dimensions of these improvements are such that they would not impede or redirect flood

flows within the river. As a result, project impacts to flood flows within the river would be less than significant.

Response 9

The commenter wanted to know if buffers are established by regulation. FEMA establishes elevation and setback requirements for floodways. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 24–30, in the Final EIR and the July 20, 2004 Staff Report (**Appendix I**).

Response 10

The commenter wanted to know that if the project could have the same lot layout if it were designed to meet FEMA guidelines. Please see **Responses 8 and 9**, above.

Response 11

The commenter asked that if with existing grading, you could change the criteria by changing the design. Grading modifications would allow the project to meet FEMA floodplain requirements. The project encroaches upon the existing FEMA flood hazard area primarily with residential lots 338 through 352 along the southern site boundary. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from potential flooding and subsequent impacts.

Because portions of the bank stabilization improvements, erosion protection, and the proposed Newhall Ranch Road/Golden Valley Road Bridge would be placed within the 100-year flood hazard area of the Santa Clara River, a modification to the FEMA flood hazard boundary would also be necessary to correspond to the location of the bank stabilization improvements. As shown in the Draft EIR, their locations and dimensions of these improvements are such that they would not impede or redirect flood flows within the river. As a result, project impacts to flood flows within the river would be less than significant.

Finally, please see **Response 10**, above.

Response 12

The commenter asked if the site plan under review was subject to the design criteria given to the project applicant by the City and if the City would be adding to the criteria to provide additional requirements. The City has given the project applicant certain parameters by which the design is predicated (e.g., FEMA requirements). The City has also required that the project design incorporate buffer setbacks solely predicated upon biological concerns. Please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-51, and **Response 10** above.

Response 13

The commenter asked if the project applicant has the option of raising the elevation and complying with the criteria in the design process. The project applicant must comply with all FEMA design requirements (which include raising the pads of lots in the floodway). The project encroaches upon the existing FEMA flood hazard area primarily with residential lots 338 through 352 along the southern site boundary. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from floodwaters and subsequent impacts, and consequently would remove these units from the potential for flooding.

Because portions of the bank stabilization improvements, erosion protection, and the proposed Newhall Ranch Road/Golden Valley Road Bridge would be placed within the 100-year flood hazard area of the Santa Clara River, a modification to the FEMA flood hazard boundary would be necessary to correspond to the location of the bank stabilization improvements. As shown in the Draft EIR, their locations and dimensions of these improvements are such that they would not impede or redirect flood flows within the River. As a result, project impacts to flood flows within the river would be less than significant.

Please see **Response 10**, above.

Response 14

The commenter asked if the resource line has been drawn to reflect the actual resources at the site. The resource line has been revised, when compared to the NRMP, to reflect existing biological resources at the site. The Draft EIR indicates that some of the activities permitted through the NRMP on the Riverpark site have been scaled back as part of the Riverpark project, and those improvements would now have less

of an impact that would have occurred if constructed as described in the NRMP. The following describes the differences cited in the Draft EIR from NRMP approved improvements.

- In the area of A1, the “top of bank stabilization” has been set back from the main channel of the river anywhere from 50-230 feet from where the NRMP permitted these improvements.
- The Riverpark project does not include bank stabilization from the eastern terminus of the erosion protection adjacent to Area B to the western bridge abutment for the Newhall Ranch Road/Golden Valley Road Bridge. Bank stabilization was permitted in this area under the NRMP. In summary, the Riverpark project results in the elimination of approximately 3,100 linear feet of bank stabilization permitted under the NRMP.
- The Riverpark project proposes two encroachments beyond the “top of bank stabilization” permitted under the NRMP. The first encroachment, of approximately 80 feet, is necessary to save a Heritage Oak Tree (Tree No. 74). The second encroachment, up to 230 feet, is necessary to accommodate a change in the alignment for the Newhall Ranch Road/Golden Valley Road Bridge and a trail connection from the river trail to the Class 1 trail along Newhall Ranch Road.

Finally, please see **Response 5**, above, and **July 20, 2004 Planning Commission hearing transcript**, pp. 4-8, 28-29, 93-96, in the Final EIR and the July 20, 2004 Staff Report (**Appendix I**) and exhibits.

Response 15

The commenter asked if flood control issues with regard to Q-Cap and FEMA would be addressed from an engineering perspective. Flood control issues would be addressed in accordance with engineering requirements.

Response 16

The commenter wanted to know how the resource line was established. The resource line is determined as a result of field investigations and study (see Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-9-39). See **Response 14**, above.

Response 17

The commenter wanted to know if the resource line was established based upon existing research with regard to a standard riparian area. Although each riparian resource is unique, there are standards established by the U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG) with regard to wetland and riparian areas and are discussed in the Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-41-44. See **Response 14**, above.

Response 18

The commenter asked if the applicant, rather than the City, would be responsible for maintaining the interior roads in the proposed gated communities on the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, the applicant or homeowners' association would have that responsibility, not the City.

Response 19

The commenter wanted to know if the City had conducted a study to determine how much gated communities (with private roadways) was actually going to save the City except for Area A-2. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 20

The commenter wanted to know if private roadways have different design standards than public roadways within the City. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is needed. Nevertheless, private and public roadways both have the same design standards.

Response 21

The commenter requested information regarding the City's liability with regard to private streets. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 22

The commenter asked what would happen in the future if a Homeowner's Association (HOA) were to become insolvent and if the City would be required to provide maintenance to the private streets. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because

the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 23

The commenter clarified that the project applicant was working with her (an Emblem neighborhood resident) with regard to construction of a wall with landscaping to screen the view of the project from her backyard. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project to include this wall and landscaping. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 37–38, 43–44.

Response 24

The commenter voiced her opinions and concerns with breathing NO_x, PM₁₀, CO, VOC emissions in excess of standards. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter voices their opinion, no further response can be provided. Nevertheless, please see **July 20, 2004 Planning Commission hearing transcript**, p. 55, Final EIR **Appendix B** (CO Hotspots modeling), and Draft EIR Section 4.4, Air Quality.

Response 25

The commenter stated that the Sierra Club requests that the 500-year flood plain be respected. The City has adopted floodway standards established by the federal government (FEMA) and the County of Los Angeles (Q-cap), which is not inclusive of a 500-year standard. The City is unaware of any 500-year flood plain line standard. Further, please see **July 20, 2004 Planning Commission hearing transcript**, p. 55. In any event, this comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 26

The commenter stated that the Sierra Club would likely support the Jonas Minton recommendation of developing 1.5 feet above the floodplain, and noted that she did not see the 500-year floodplain line on exhibits. Mr. Minton's suggested standards are those required by FEMA, whose standards have been adopted by the City of Santa Clarita and would be incorporated into the Riverpark project. Please see **Response 25**, above, with regard to the 500-year flood plan line. In any event, this comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 27

The commenter noted that there was an encroachment into the Significant Ecological Area (SEA). Additionally the commenter quoted a biologist who indicated that the Riverpark project and the Cross Valley Connector would kill the Santa Clara River. Lastly the commenter discussed water percolation concerns. As stated in Revised Riverpark Draft EIR Section 4.6, Biological Resources, “[s]everal policies within the City’s General Plan provide for the preservation and protection of sensitive habitat and wildlife areas. In particular, Policy 5.3 of the General Plan provides for the utilization of creative site planning to avoid and minimize disturbance to Significant Ecological Areas and other sensitive habitat. Policy 3.5 of the Open Space and Conservation Element recommends that only passive and compatible recreation uses be allowed within a SEA.” Furthermore, p. 4.6-81 states, “[a] total of 37.0 acres of habitat within Santa Clara River SEA (representing approximately 10 percent of the total habitat within SEA boundaries on the project site) will be disturbed or converted to urban development as a result of project implementation resulting in permanent impact. Approximately 13.0 of those acres (4 percent of the SEA total) will only be temporarily disturbed as a result of proposed bank stabilization activities and will be replaced upon completion of the bank stabilization.”

The statements about the Riverpark project and the Cross Valley Connector "killing" the Santa Clara River are simply opinions. No factual information was submitted with the comment to support this opinion. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

As to comments regarding water percolation, for responsive information, please see the Riverpark Draft EIR Volume IV, Appendix 4.8 (CH2MHill Memorandum entitled, *Effect of Urbanization on Aquifer Recharge in the Santa Clara Valley*, dated February 22, 2004).

The project has been redesigned to pull back from the river even further when compared to the proposed project. This “pull back” results in less impact to biological resources (e.g., the proposed project would have resulted in approximately 25 acres of SEA impacts and the redesigned project results in about 8 acres of SEA).

Finally, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR, and **July 20, 2004 Planning Commission hearing transcript**, p. 56.

Response 28

The comment states that both the City and County have been deferring the question of the adequacy of the water supplies to the "water district." The City does not concur with this opinion. The City recognizes its obligation to make an independent determination, based on the entire record, that there are adequate water supplies to meet demand in the SC Valley for the Riverpark project, as well as other planned development in the valley. The environmental documentation and water-related technical studies support that determination. The City Council of the City of Santa Clarita will make the final determination. Finally, please see **July 20, 2004 Planning Commission hearing transcript**, pp. 56–57.

Response 29

The commenter stated that the Sierra Club wanted to protect the river's edge and she would like for her backyard to be protected. Please see **Response 14**, above, with respect to protection of the river's edge. Please see **Response 23**, above, with respect to preserving the commenter's backyard.

Response 30

The commenter indicated that he is only now hearing about a wall to shield the Emblem Tract from visual impacts, and he was not aware that the project applicant had changed the design plans. Please see **Response 23**, above. The ridgeline will not be altered by the wall. Rather, the wall will be built between the nose of the ridgeline and the commercial wall behind Von's, to block the "window" through which Emblem residents are experiencing noise impacts from the existing commercial center. The wall would be constructed with decorative stone and would have adjacent landscaping. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 57, 71–72.

Response 31

The commenter does not believe that schools (and the numbers generated) would not cause impacts. Please see Riverpark Draft EIR Section 4.10, Education, pp. 4.10-7–8, which calculates the students generated by the project based upon the generation rate factors provided by both the Saugus Union District and the William S. Hart Union High School District. Please see Final EIR, **Appendix F**, for correspondence from both Districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 32

The commenter believes that flooding would be a problem and cause damage. The City disagrees, based on the analyses in the Draft EIR (Section 4.2, Flood, Appendix 4.2) and in the Final EIR (**Appendix G, Additional Hydrology and Water Quality Analyses for the Riverpark Project** [GeoSyntec, October 2004]). Please see **Response 13**, above. The project would comply with City requirements.

Response 33

The commenter believes that there is a correlation between crime and apartments. The commenter has not provided any information that the project will result in an increase in crime in the area. The Sheriffs Department was given a copy of the Notice of Availability/Notice of Completion of the Draft EIR, and previously copies of the two Notices of Preparation, and has reviewed the proposed project and has not indicated that the proposed apartment uses would bring an element of crime to the area. Even so, the Planning Commission has modified the project to replace the 420 apartments in Planning Area C with 380 condominiums.

Response 34

The commenter believes that this project is “sprawl.” The City disagrees, and considers this project to be analogous to “in fill” as it is located in the center of the City and is surrounded by existing development. The project has been designed to address the site’s constraints and to preserve the most important natural resources. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 35

The commenter believes that the project would destroy a whole community of wildlife. Although the Riverpark Draft EIR concludes that there would be significant biological impacts, it does not conclude that the project would destroy a whole community of wildlife. Revised Riverpark Draft EIR Section 4.6, Biological Resources, p. 4.6-109 discusses the biological impacts associated with the project after mitigation. Moreover, the main wildlife corridor on the site, the Santa Clara River, will be retained virtually intact.

Response 36

The commenter asserts that traffic will increase locally and that the main arteries would be more congested at peak hours. Please see **Topical Response 6: Traffic** in the Final EIR.

Response 37

The commenter indicated that population growth in general brings crime and gangs. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 33**, above.

Response 38

The commenter is concerned that construction of the project would create diesel fuel emissions near the Emblem school. The diesel controls described in the Riverpark Draft EIR Section 4.4, Air Quality (see pp. 4.4-65–68), represent the current commercially available diesel control devices for off-road diesel-fueled construction equipment.

As was stated in the Draft EIR, “[b]y calculating project air quality impacts and by recommending Mitigation Measures to reduce these impacts to the extent required by SCAQMD and as feasible, mitigation is proposed in this section to reduce project-related air quality impacts to less than significant levels. However, no feasible mitigation exists which would reduce these emissions to below the SCAQMD’s recommended thresholds of significance. To the extent that the project evaluates and mitigates project air quality impacts, it is consistent with Policy 13.5; however, no mitigation exists to reduce project impacts to less than significant levels.” (See p. 4.7-29) Furthermore, the direct emissions from the proposed project are not expected to produce levels of criteria pollutants or precursors that are unsafe to local receptors, as Policy 13.5 requires. For example, the revised “CO hotspots” analysis (requested by the SCAQMD in its comments on the Draft EIR (see SCAQMD letter dated April 30, 2004, Comments 4–6), concludes that local CO levels will be well below the health-based National and California ambient air quality standards (see Final EIR, **Appendix B**).

Response 39

The commenter is of the opinion that Native American archaeological sites should be left alone. The project has been designed so that site CA-LAN-351 will be preserved in open space, and the other significant site will be salvaged, following the expert recommendations (see Draft EIR Section 4.18,

Cultural Resources and Appendix 4.18, and **Responses to Comment Letter 36** [Wishtoyo Foundation, Eric Sanchez, August 2004] in the Final EIR). This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 40

The commenter stated that although he acknowledged that the Cross Valley Connector is a priority of the City, he indicated that he has not spoken to anyone who likes the roadway. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 41

The commenter believes that the project site and natural resources should not be compromised for the profit of a small group of individuals. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 42

The commenter was concerned about a possible flood and how this could affect the pocketbook of the citizens of Santa Clarita. Please see **Response 13**, above, which acknowledges that the City of Santa Clarita requires that all developments meet the FEMA standards (including grading to 1.5 feet above the existing floodplain).

Response 43

The commenter acknowledged that the project was preserving 440 acres but it was nonetheless impacting approximately 300 acres, and when you impact the part you impact the whole. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 44

The commenter indicated that the Planning Commission has been given an abundance evidence of opposition to the project, and asks that the Planning Commission vote to preserve cultural and environmental treasures and gifts. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 45

The commenter discussed how she believed that the pedestrian bridge issue was supposed to have been discussed during this meeting and that she had been speaking with persons who indicated, "...it was fluff for her to come to the meeting." This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 46

The commenter has concerns with comments made on a television show regarding the Cross Valley Connector and truck traffic. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **July 20, 2004 Planning Commission hearing transcript**, p. 55.

Response 47

The commenter was concerned with the CEMEX project and the studies that had been prepared in association with that document, and with noise from trucks from that project regarding her home in Bridgeport. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 48

The commenter requested that the Planning Commission consider the placement of a pedestrian bridge at the site. Staff evaluated the Planning Commission's request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City's *Pedestrian Bridge Crossing Evaluation*

Criteria Study. The evaluation was based on locating a pedestrian bridge crossing approximately 300 feet west of Santa Clarita Parkway on Newhall Ranch Road.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The *Pedestrian Bridge Crossing Evaluation Criteria Study* created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the *Pedestrian Bridge Crossing Evaluation Study*, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance. Weighting is provided to allow beneficial attributes to be valued higher than others, thereby affecting the outcome of the evaluation. Survey results are scored as follows:

Points	Recommendation
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78, thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link, there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay

the remaining costs associated with the pedestrian crossing when warranted in the future likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country.

Response 49

The commenter requested that the project applicant consider the provision of a pedestrian bridge. Please see **Response 48**, above.

Response 50

The commenter made general comments on the development process. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 51

The commenter noted that he was in opposition to the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 52

The commenter stated that he and his neighbors are concerned about Newhall Ranch Road connecting to SR-14 and becoming a virtual freeway for trucks. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see Draft EIR Section 4.3, Traffic/ Access, and Final EIR **Topical Response 6: Traffic** for the analysis of the project's potential traffic impacts, including regarding the extension of Newhall Ranch Road. In addition, please see **Responses to Comment Letter 29** (Martin, April 2004) in the Final EIR.

Response 53

The commenters noted that cut-through traffic from the Riverpark project through Bridgeport would be a problem and create safety concerns for children who play in the street. First, children should not be using streets in any neighborhood to play; to the extent that children cross streets, the customary safety

precautions that are utilized throughout the City would protect children crossing streets in the commenter's neighborhood. Moreover, the Riverpark Draft EIR does not conclude that the Riverpark project would create a safety impact to the Bridgeport site, and the commenter does not offer any evidence that it would. It is speculative to assume that Riverpark residents would create a safety issue at Bridgeport. *CEQA Guidelines* Section 15064 (5) clearly states that "[a]rgument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion support by facts."

The commenter complains that motorists in the City use the Bridgeport development streets as a "short-cut" from Newhall Ranch Road to McBean Parkway, and implies that the project would generate additional traffic crossing through Bridgeport. However, the commenter offers no evidence that the project would in fact generate such additional traffic trips. Such "short-cut" trips are apparently a current problem that has not been created by the project, and which is properly remedied by the City, not the project, through the use of appropriate traffic control measures.

In addition, please see **Responses to Comment Letter 29** (Martin, April 2004) in the Final EIR.

Response 54

The commenter was concerned because of the additional noise and loud traffic that would traverse roadways. As shown in Riverpark Draft EIR Section 4.5, Noise, the increase in noise levels generated by project-specific and cumulative traffic would contribute a *maximum* of 0.2 dB(A) to future noise levels at these locations. This noise increase would be inaudible to residents along Newhall Ranch Road or to residents within Bridgeport. In addition, please see **Responses to Comment Letter 29** (Martin, April 2004) in the Final EIR.

Response 55

The commenter is concerned that his property values would be compromised because of the construction of the project and the roadway that would be more like an expressway or freeway. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 52**, above.

Response 56

The commenter is concerned that his property values would be compromised and that many of his neighbors are against the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 57

The commenter requested that all of the apartment units in Area C to be for-sale units. The project applicant has modified the project to replace the 420 apartments in Planning Area C with 380 condominiums.

Response 58

The commenter suggested that a pedestrian bridge would ultimately be required and a trail linkage could be incorporated to connect to the trail for Central Park at Newhall Ranch Road. The pedestrian bridge location (and any potential linkage to the trail at Newhall Ranch Road and Central Park) would be finalized during the City Council hearing process. Please also see **Response 48**, above.

Response 59

The commenter wanted to work with the project applicant to adopt as much of the resource line scenario as possible, incorporating most of the commercial area and Area A-1. The project applicant has revised the site plan, which now pulls back the bank stabilization along the western portion of the Riverpark site along the resource line. The mature resource edge along this portion of the project site would now be preserved and an adjacent upland buffer of 100 feet would also be provided. Please see **July 20, 2004 Planning Commission hearing transcript attachments** showing the resource line, and Final EIR **Appendices D** (revised Vesting Tentative Tract Map) and **G** (*Additional Hydrology and Water Quality Analyses for the Riverpark Project*, GeoSyntec, October 2004). It should be noted that the Planning Commission adopted the resource line (**July 20, 2004 Planning Commission hearing transcript**, pp. 104–105, and that the project has now been revised to push the bank stabilization back along that line in the western portion of the project site. (see Final EIR **Appendix D**, Vesting Tentative Tract Map).

Response 60

The commenter expressed concern with the proposed lot sizes. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the applicant is no longer seeking an adjustment to reduce lot sizes.

Response 61

The commenter asked what the impact would be to the project if all of the lots would be compliant with the UDC standards. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Please see **Response 60**, above.

Response 62

The commenter expressed concerns with what was being considered “innovative” aspects of the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **July 20, 2004 Planning Commission hearing transcript**, pp. 64–66.

Response 63

The commenter asked if the 30 acres of the South Fork of the Santa Clara River proposed to be donated by the project applicant would be beneficial to the City. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 62**, above.

Response 64

The commenter wanted to know if the project applicant had other parcels of land that might be as usable as the 30 acres that have been offered to the City. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, the applicant has agreed to dedicate a total of approximately 130 acres of the South Fork of the Santa Clara

River to the City in connection with the project. Please see **August 31, 2004 Planning Commission hearing transcript** in the Final EIR and the August 31, 2004 Staff Report (**Appendix I**).

Response 65

The commenter wanted to know if the project applicant had other parcels of land that might be available other than the 30-acre site offered to the City by the project applicant. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 64**, above.

Response 66

The commenter asked about the wall in the Emblem Tract and how that wall was devised. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Responses 23 and 30**, above.

Response 67

The commenter asked whether there would be cost savings from reducing Santa Clarita Parkway from six lanes to four lanes. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **August 31, 2004 Planning Commission hearing transcript** in the Final EIR and the August 31, 2004 Staff Report (**Appendix I**).

Response 68

The commenter wanted clarification on whether Santa Clarita Parkway would be reduced to two lanes. Staff researched the feasibility of the Planning Commission's request and believes that the third vehicle lane as shown in the City's Circulation Element is not warranted and two paved vehicle lanes in each direction would accommodate the project's vehicle trips. Therefore, the cross section for Santa Clarita Parkway on each side will include approximately a landscape berm/sound wall, 16 feet for a Class I trail (on west side only), 5-foot side walk, 8 feet of additional landscaping outside of right-of-way, an 11-foot graded landscaped area, two vehicle lanes (24 feet), and a 14-foot landscaped median in the center. When

warranted the 11-foot graded landscaped area would be paved for the third additional lane in each direction. However, the Planning Commission has determined that only two lanes of Santa Clarita Parkway should be paved, with the remainder of the right-of-way landscaped until such time as the land is needed to expand the roadway. Please see **August 31, 2004 Planning Commission hearing transcript** in the Final EIR and the August 31, 2004 Staff Report (**Appendix I**).

Response 69

The commenter requested clarification on the right-of-way and landscaping for the Santa Clarita Parkway. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 68**, above.

Response 70

The commenter asked what the logic was behind having the Santa Clarita Parkway having four lanes (when two additional lanes could be put aside for landscaping). This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 68**, above, and **July 20, 2004 Planning Commission hearing transcript**, pp. 73–75.

Response 71

The commenter asked what the likelihood was of Santa Clarita Parkway ever requiring the full four lanes. The City's General Plan Circulation Element provides that the roadway would need six lanes. Nevertheless, please see **Response 68**, above.

Response 72

The commenter wanted to know if the resource line in the Draft EIR is the same resource line as evaluated in the resource line scenario in the July 20, 2004 Staff Report (**Appendix I**). The resource line scenario is the same as that in the Draft EIR for the affected portions of the project with the exception the Newhall Ranch Road encroachment. As indicated at the July 20, 2004 Planning Commission meeting, the alignment for Newhall Ranch Road is fixed, as it is constructed directly west of this area, and could not be adjusted or relocated.

Response 73

The commenter asked if the resource line was similar or the same to that in the Draft EIR. Please see **Response 72**, above.

Response 74

The commenter expressed that she prefers the FEMA boundary because CDFG prefers this option because it will save substantial riparian resources. It should be noted that the Resource Line Scenario addresses the CDFG comment to preserve riparian resources along this portion of the project. This opinion is acknowledged and will be forwarded to the decision makers for their consideration.

Response 75

The commenter asked if the City had expected horses in the project area. City staff acknowledged that horses have been considered for this area. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 78–83 (Jessica Humphries, representative of the Parks and Recreation Department responding).

Response 76

The commenter asked if the City had considered horses in this side of the Valley. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 75**, above.

Response 77

The commenter indicated that the City has been working diligently to complete an equestrian trail system. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 78

The commenter asked if horse trails coming from the eastern part of the Valley were contemplated by the City. This comment is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 75**, above.

Response 79

The commenter asked if horses would use the pedestrian trail or would they have other alternatives. Given biological concerns voiced by CDFG with the horses using the river as a trail, the project has been revised to enable horses to use the pedestrian trail. Please see **Response 75**, above.

Response 80

The commenter asked if Castaic Water Agency had been contacted with regard to using its land for trail purposes. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 75**, above.

Response 81

The commenter asked if the City is considering putting a trail along Bouquet Creek, although residents may have originally turned it down several years ago. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 75**, above.

Response 82

The commenter asked if a house were built along the NRMP line and there was a 100-year flood, would the house be lost or would a mortgage be lost. The City Engineering Division representative indicated that the FEMA line is the line established for flood insurance purposes. And what is required for people to have flood insurance in those areas is that their home has to be built at the level of the 100-year flood, plus 1 foot, and in some situations 2 feet above that. Therefore, any building that takes place within the FEMA flood line must be above the 100-year flood line, and theoretically there would not be damage to the home built there during a 100-year storm. When the City meets the FEMA flood insurance requirements, and if there are damages from flooding, then FEMA assistance would become available. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 84–89.

Response 83

The commenter asked what flood level would these houses be designed for. The houses would be designed for a 100-year flood event. Please see **Response 82**, above.

Response 84

The commenter asked what the effect would be if the project were allowed to use the NRMP line. Please see **Response 82**, above.

Response 85

The commenter asked what the project would be like with the design grade as proposed. When the NRMP line is used, that's the total slope and it's pulling the top of the banks back a little bit farther than the 100-year flood plain. The difference is that they would be allowed to have the building pads at the limits of the 100-year flood plain. Please see **Response 82**, above.

Response 86

The commenter asked what would happen if the project were built at the NRMP line, what would happen with a 100-year flood. Regardless of what development line is used, the City would require that the pads of the homes within the floodplain be built to 100-year floodplain requirements. Please see **Response 82**, above.

Response 87

The commenter asked if the NRMP line were used, would the houses outside of the FEMA line also be graded to the FEMA level grade. If homes were built between the NRMP line and the FEMA line, those homes would have to be raised to a level that would get them above the 100-year flood plain. Please see **Response 82**, above.

Response 88

The commenter asked if one is raising the pad level, then there would be more verses less grading. All of the impacts associated with grading of the site (including that associated with raising the building pads of lots within the FEMA boundary) have been analyzed in total in the Draft Riverpark EIR. Please see **Response 82**, above.

Response 89

The commenter asked how development could be allowed within the Q-Cap line. If the Q-Cap requirements are met, which are more restrictive than FEMA standards, then development could occur. Please see **Response 82**, above.

Response 90

The commenter wanted to know how many lots would be below the UDC lot size standard of 5,000 square feet. No lots are proposed to be less than 5,000 square feet. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the applicant is no longer seeking an adjustment to reduce lot sizes.

Response 91

The commenter wanted to know how much study went into the resource line. The resource line is determined as a result of field investigations and study (see Revised Riverpark Draft EIR Section 4.6, Biological Resources, pp. 4.6-9-39). In addition, please see **Responses 14 and 16**, above.

Response 92

With regard to the resource line, the commenter asked how much of a difference is there between the Draft EIR resource line and ACOE/CDFG resource line. The Draft EIR remained fairly consistent with what the ACOE and CDFG concluded with in the preparation of the NRMP resource line. However, the river changes from year to year. The Draft EIR maintained the mature vegetation associated with cottonwoods, which is there because there has not been a lot of scouring of the riverbed for the past several years. Therefore, the outer edge of any mature vegetation would have a very high degree of confidence if that was where the riparian edge was because of the lack of scouring. In areas where the river has been scoured, that line may move somewhat. However, in those situations, the Draft EIR focused back to the direction provided by the ACOE/CDFG lines in the NRMP. In addition, please see **Responses 14 and 16**, above.

Response 93

The commenter wanted to know if the Santa Clara River meanders much in the same way that the Mississippi River does. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 94

The commenter wanted to know roughly how much variation there is [between previously prepared lines NRMP] and the Draft EIR. In some circumstances where there was mature vegetation, there might be a difference of several feet. Where there was not mature vegetation, there might be 15–20 feet of difference. In addition, please see **Responses 14 and 16**, above.

Response 95

The commenter asked if native landscaping stabilization could be used as a substitute for buried bank stabilization. The County of Los Angeles Public Works Department would not accept this suggested bank stabilization. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 98–100.

Response 96

The commenter wanted to have the project include an under-crossing for the wildlife corridor. Page 4.6-44 of the Draft EIR discusses the viability of a north-south corridor on the project site. The Draft EIR determines that upland portions of the site no longer function as a north/south wildlife corridor between the Santa Clara River and upland undeveloped areas largely in part due to surrounding development. The Riverpark project is located within the center of the City of Santa Clarita with existing and/or approved development generally occurring to the north, south, east, and west.

The Draft EIR further indicates that habitat used by wildlife as movement corridors link together large areas of open space that are otherwise separated by rugged terrain, changes in vegetation, human disturbance, or by the encroachment of urban development. The Santa Clara River corridor is a perfect example of a wildlife corridor that links together large open space areas (San Gabriel Mountains, Santa Susana Mountains and the Angeles National Forest). This corridor is known to be an important migration and genetic dispersion corridor for many wildlife species occurring in the region.

Though clearly not a wildlife corridor, an area on the site that may be conducive to the limited movement of on-site wildlife may be the LA DWP pipeline corridor. Newhall Ranch Road and the Santa Clara River Regional Trail would both bridge over this corridor allowing for wildlife movement underneath. This pipeline corridor would provide a route, without crossing Newhall Ranch Road, from the river to the undeveloped portions of the Castaic Lake Water Agency (CLWA) property. The areas directly outside of this pipeline corridor could be enhanced (via landscaping) to encourage its potential use for north/south movement of on-site wildlife.

Response 97

The commenter wanted to know the cost saving of four lanes verses six for the Santa Clarita Parkway. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **August 31, 2004 Planning Commission hearing transcript** in the Final EIR and the August 31, 2004 Staff Report (**Appendix I**).

CITY OF SANTA CLARITA PLANNING COMMISSION AUGUST 31, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter indicated support for the Cross Valley Connector. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other California Environmental Quality Act (CEQA) issue, no further response can be provided.

Response 2

The commenter noted that the Riverpark proposal not only addresses a vital roadway but includes bank stabilization to protect the river as well. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 3

The commenter highlighted project aspects and compared the project to what would have been allowed by the City of Santa Clarita General Plan. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 4

The commenter reiterated, in her opinion, the importance of the Cross Valley Connector. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 5

The commenter stated that he was in favor of the Riverpark project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 6

The commenter stated that as a commercial real estate broker, employers ask him all the time if there will be housing for their employees. Commercial and industrial complexes are, therefore, dependent upon housing rich projects such as Riverpark. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 7

The commenter noted that the project would complete a critical portion of the Cross Valley Connector. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 8

The commenter believes that the Riverpark development is of the exceptional community design that this developer has consistently given to the City over the years. This comment/opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 9

The commenter is excited that the Cross Valley Connector as a final link is finally completed. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 10

The commenter applauded the project applicant for not following the General Plan designations that would have allowed 3,000 dwelling units on the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 11

The commenter indicated that he was a neighbor of this project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 12

The commenter noted the importance of the Cross Valley Connector. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 13

The commenter believed that the project applicant had tried to be sensitive to the river and as to how the project treats the ridgelines. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 14

The commenter also noted that the project does not propose the density allowed on the site by the General Plan. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 15

The commenter stated that the Planning Commission has no idea of what planning is all about and addressed other previously approved projects, not the project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 16

The commenter noted that the Riverpark project requires a General Plan Amendment. As stated in Riverpark Section 1.0, Project Description, p. 8,

“[a] General Plan Amendment has been requested by the project applicant to change the land use designation of the project site to the Residential Moderate (RM) and Community Commercial (CC) designations with SEA and VCC Overlays and to define the specific alignments for Santa Clarita Parkway and Newhall Ranch Road. The SEA Overlay would correspond to the top of bank stabilization or toe/erosion protection (where there is no bank stabilization) to the southernmost project boundary of the River Trail.”

Response 17

The commenter does not understand how the project would allow 3,000 units on the site, unless the river was graded. The existing general plan designations would allow approximately 3,000,000 to 13,000,000 square feet of commercial square footage (with some of that square footage allocated for the Industrial Commercial designation) and roughly 3,000 to 15,000 dwelling units without considering any of the on-site constraints. The existing zoning designations using the Hillside Ordinance’s average cross slope density calculations (average cross slope of the entire project site is 14.8 percent) would allow approximately 3,023 dwelling units, 3,400,000 commercial square feet, and 500,000 industrial square feet.

Response 18

The commenter listed the discretionary permits requested for the proposed project and concluded that if a project needed all of the requested permits, then it should not be approved. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 19

The commenter questioned why the project’s extension of the Cross Valley Connector is a benefit, and whether the project would be approved on a “pay for play” basis. The project applicant is only funding its “fair share” of the Cross Valley Connector—not the entire roadway linkage. However, this opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 20

The commenter claimed that most of the previous speakers did not live in the City and alleged that the Planning Commission is not listening to the community. This comment/opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 21

The commenter noted that Santa Clarita has the worst air quality. This statement is incorrect. An article in the *Daily News*, Santa Clarita Edition, September 22, 2003, indicated that there were two other regions with worse air quality conditions than Santa Clarita-Crestline and Redlands. Moreover, please see **Topical Response 5: Air Quality** and **Appendix B** (Environ International Corporation report) in the Final EIR.

Response 22

The commenter indicated that the community has overcrowded schools. Please see Final EIR **Appendix F**, for correspondence from both districts indicating no project-level or cumulative impacts to the school systems based upon development of the Riverpark project.

Response 23

The comment stated that we have contaminated water. For information responsive to this comment, please see, for example, **Topical Response 2: Groundwater Supplies and Perchlorate** and **Topical Response 4: Newhall County Water District Resolution** in the Final EIR.

Response 24

The commenter stated that this project is not solving any traffic problems. The City disagrees. Table 4.3-23 of Section 4.3, Traffic/Access, of the Draft EIR indicates that without the project there would be an additional 68,297 trips allowed with buildout of the General Plan. Please see **Topical Response 6: Traffic** in the Final EIR.

Response 25

The commenter noted that there were many people at the hearing and in front of City Hall demonstrating against this project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 26

The commenter handed out and discussed generally a Sierra Club publication on highway health hazards. Riverpark Draft EIR Section 4.4, Air Quality, pp. 4.4-17-39, discusses the health impacts of criteria pollutants. The commenter indicated that the project would require overriding considerations with regard to air quality and that Santa Clarita has the worst ozone levels in the nation. The commenter is correct in that the Draft Riverpark Section 4.4, Air Quality, p. 75, concludes,

“[a]lthough the recommended mitigation measures, if feasible, would reduce the magnitude of construction-related and operation-related emissions to some extent, no feasible mitigation exists that would reduce all of these emissions to below the SCAQMD’s recommended thresholds of significance. The project’s construction-related emissions of VOC, NO_x, and PM₁₀, and operation-related emissions of CO, VOC, and NO_x are considered unavoidably significant.” Please see **Response 21**, above.

This statement is incorrect. An article in the *Daily News*, Santa Clarita Edition, September 22, 2003, indicated that there were two other regions with worse air quality conditions than Santa Clarita-Crestline and Redlands.

Response 27

The commenter read a sample of the headlines included in the Sierra Club publication on highway health hazards and noted that school children would be near the Cross Valley Connector roadway and that roadways such as this create health hazards. Please see **Response 26**, above, with respect to the Riverpark Draft EIR Section 4.4, Air Quality, which addresses the project’s potential impact on air quality, including, without limitation, potential health effects associated with criteria pollutants.

Response 28

The commenter commended the Planning Commission for agreeing to a study session on bike issues because bike trails should be considered as alternative transportation in the Santa Clarita Valley (SC Valley). The Riverpark project includes Class I bike trails, Santa Clara River multipurpose trails (that

includes separated bike paths), and paseos. The south side of Newhall Ranch Road and the Newhall Ranch Road/Golden Valley Road Bridge will be providing a Class I bike trail that will be paved and striped separately from the pedestrian sidewalk. The Class I will provide adequate width for bicyclists going east and west. The west side of Santa Clarita Parkway will also include a Class I bike trail that will be identical to the one on Newhall Ranch Road. Please also see **Responses to Comment Letter 19** (Los Angeles County Bike Coalition, May 2004) in the Final EIR.

Response 29

The comment refers to a draft study on the perchlorate contamination prepared by the U.S. Army Corps of Engineers (ACOE). The comment does not specify the title or date of the study. The comment also does not provide a copy of the unspecified study. However, based on independent analysis, the City believes that the comment is referring to the *Draft Final Eastern Santa Clara Subbasin Groundwater Study, Santa Clarita, California, Conceptual Hydrogeology Technical Memorandum*, prepared for the ACOE by CH2MHill, dated October 5, 2004 ("Hydrogeology Technical Memorandum").

The ACOE Hydrogeology Technical Memorandum presents the data and findings obtained between October 2002 and April 2004 as part of the site characterization phase of SC Valley's local groundwater subbasin. The study area includes the former Whittaker-Bermite site and adjacent areas of the SC Valley. The former Whittaker-Bermite site is the source of the perchlorate contamination. The former Whittaker-Bermite site was previously divided into seven operable units (OUs). Groundwater impacted by site operations was grouped into a single OU and designated as OU7. Characterization efforts by the ACOE have focused on assessing the nature and extent of impacted groundwater in the study area, which includes OU7 groundwater.

Results from the Hydrogeology Technical Memorandum are intended to support the on-going OU7 remedial investigation by Whittaker Corporation, and the Castaic Lake Water Agency (CLWA) response activities for the five impacted municipal-supply wells. Whittaker Corporation is currently conducting various remedial investigations on site and off site under an Order issued by the State Department of Toxic Substances Control (DTSC), dated November 22, 2002. CLWA is the non-federal cost-sharing sponsor, and is conducting various work under a voluntary Environmental Oversight Agreement, entered into with DTSC. Under that agreement, DTSC is providing review and oversight of the response activities being taken by CLWA related to the detection of perchlorate at the five impacted municipal-supply wells.

The purpose of the Hydrogeology Technical Memorandum is to present the conceptual hydrogeology of the study area, which provides the fundamental framework for on-going work in the SC Valley. It summarizes and evaluates the results of site characterization efforts completed by ACOE between October 2002 and April 2004, focusing on the regional extent of impacted groundwater and potential contaminant migration pathways.

The data contained in the Hydrogeology Technical Memorandum will assist in the effort to determine a treatment strategy for removing the perchlorate from the five impacted water supply wells and containing further migration of perchlorate-contaminated groundwater. In fact, CLWA is concurrently preparing groundwater modeling and additional well characterization studies to support response activities for treatment of the perchlorate contaminated municipal-supply wells and for containing migration of perchlorate-contaminated water in the local subbasin.

The Hydrogeology Technical Memorandum is available for review and public comment at the Canyon Country Library, 18601 Soledad Canyon Road, Canyon Country, California 91351, (661) 251-2720, and the Valencia County Library, 23743 W. Valencia Boulevard, Valencia, California 91355, (661) 249-8942. After 45 days from approximately October 7, 2004, the ACOE will finalize the report. This report is incorporated by reference.

In addition, CH2MHill has completed the draft report entitled, *Analysis of Perchlorate Contaminant in Groundwater Near the Whittaker-Bermite Property, Santa Clarita, California*, dated September 2004 ("the CH2MHill Report"). The CH2MHill Report is the second of two reports that are part of an analysis for the strategy of containing perchlorate from the former Whittaker-Bermite site, as contemplated in the Environmental Oversight Agreement with DTSC. The report presents an analysis of the perchlorate containment plan for the Saugus Formation. The containment plan consists of pumping from two production wells that have not operated in several years because of elevated perchlorate concentrations in groundwater. Pumping will be performed at sufficiently high rates to allow perchlorate to be captured by these wells, thereby controlling its movement toward other portions of the Saugus aquifer.

Returning the impacted wells to service with treatment requires issuance of a permit by the California Department of Health Services (DHS) before the water can serve as a potable water supply. The studies needed for the permitting effort are currently in preparation. The CH2MHill Report is incorporated by reference and available for public inspection at CLWA, 27234 Bouquet Canyon Road, Santa Clarita, California 91350-2173.

According to CLWA, based on the substantial amount of technical data gathered regarding perchlorate remediation since 1999-2000, CLWA and the local retail purveyors remain capable of meeting existing and projected water demand for SC Valley. CLWA's determination is based on its assessment that there are sufficient water supplies from the State Water Project, in combination with available groundwater from non-contaminated portions of the Alluvial aquifer and the Saugus Formation, along with other available dry year supplies, as reported in the 2003 *Santa Clarita Valley Water Report* (**Appendix A** of the Final EIR).

CLWA recently confirmed this determination in a letter to the City of Santa Clarita, dated October 13, 2004. This letter acknowledges a recent court decision setting aside the 2000 *Urban Water Management Plan* (2000 UWMP) due to the UWMP's discussion of perchlorate contamination. However, despite the perchlorate contamination impacting five municipal-supply wells in the SC Valley, CLWA has stated:

"[d]ue to the number and distribution of wells in the SCV and the availability of State Water Project (SWP) water acquired in 1999 for future growth—some of which is currently surplus—sufficient water supplies are available to meet current and near-term SCV water demands during both normal and dry years....

During normal years, groundwater production from existing wells not impacted by perchlorate in combination with SWP water deliveries easily provide over 100,000 acre-feet per year (AFY), or just under the level of 2020 demand analysis used in the 2000 UWMP. Current Santa Clarita Valley water demand is less than 85,000 AFY.

During dry years, shortfalls in the above supplies will be supplemented by 50,000 AF of SWP water that CLWA has banked in Kern County with the Semitropic Water Storage District through short-term banking arrangements. This water is available until 2012-2013 and, as such, provides dry-year reliability for the SCV water supply for the next 9± years. Prior to the expiration of the Semitropic interim banking arrangements, CLWA will implement long-term reliability enhancement programs described in the 2000 UWMP. CLWA recently executed Memorandums of Understanding with two banking partners—i.e., other water agencies—that are, in effect, the initial steps in implementing the long-term programs.

Since the actions to contain and treat the perchlorate-contaminated groundwater will be in place well before 2010, the SCV water supply identified in the 2000 UWMP remains viable in meeting increasing SCV water demand over time. Currently available SCV water supplies are more than adequate to meeting ongoing and near-term SCV water demands, and water supplies in the long-term will be available at the levels noted in the 2000 UWMP due to full restoration of Saugus Formation well capacity. Treatment of the perchlorate-contaminated groundwater is expected to commence within two year which, in combination with the drilling of two to three replacement wells, will effectively constitute full restoration of Saugus Formation well capacity." (See Riverpark Final EIR **Appendix A**.)

Response 30

Please see **Response 29**, above, and **Topical Response 2: Groundwater Supplies and Perchlorate**.

Response 31

Please see **Response 29**, above, and **Topical Response 2: Groundwater Supplies and Perchlorate**. In addition, according to CLWA, treatment of the perchlorate-contaminated groundwater in the impacted wells is expected to commence within two years, which, in combination with the drilling of two to three replacement wells—one of which is already in operation—will effectively constitute full restoration of Saugus Formation well capacity. For a copy of the letter from CLWA to Ken Pulskamp, City Manager, City of Santa Clarita, dated October 13, 2004, please refer to the Riverpark Final EIR **Appendix A**.

Response 32

The commenter indicated that the region has worsening air pollution. The general comment regarding air quality is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Topical Response 5: Air Quality** in the Final EIR and Final EIR **Appendix B**, Environ International Corporation study.

Response 33

The commenter stated that there is worsening traffic. Although this comment is generalized, it should be noted that Table 4.3-23 of Section 4.3, Traffic/ Access, of the Draft EIR indicates that without the project there would be an additional 68,297 trips allowed with buildout of the General Plan. Please see **Topical Response 6: Traffic** in the Final EIR.

Response 34

The comment states that there is "...an ongoing drought in the Santa Clarita Valley." The comment expresses the commenter's opinion only. There is no documentation presented to support the existence of an "ongoing drought" in the SC Valley. Drought conditions were assessed in the Riverpark Draft EIR Section 4.8, Water Services, at pp. 4.8-12–14. In addition, water supplies and demand were assessed for a range of years, including average/normal years, a dry year, and multiple dry years. See, for example, Riverpark Draft EIR Section 4.8, Water Services, pp. 4.8-89–98.

Response 35

The commenter noted that she represents the Center for Biological Diversity and that the project relies upon the Natural River Management Plan (NRMP). The City disagrees. The project does not “rely” upon the NRMP, but is a separate project separately analyzed in the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources. The project does, however, include within its design mitigation measures imposed by the NRMP. The commenter also claimed that it has been substantiated that the project’s consultants are incompetent, lack honesty or integrity and have consistently overlooked significant resources. The City disagrees, and believes that its consultants’ work on the project has been fully competent and comprehensive. Nevertheless, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 36

The commenter makes claims with respect to loss of habitat due to the North Valencia II project along the San Francisquito Creek for which no mitigation was provided in the NRMP. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the City, as the lead agency for the North Valencia II EIR disagrees with this comment.

Response 37

Please see **Response 36**, above.

Response 38

The commenter contends that the project applicant had firsthand knowledge that arroyo toads were present within the NRMP area since 1994, and that environmental groups had to hire a consultant to find arroyo toad in that area. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR’s analyses, no further response is provided.

Nevertheless, it should be noted that the Draft EIR (Section 4.20, pp. 4.20–33, 34) and Revised Draft EIR Section 4.6, Biological Resources (4.6-74), disclose that the project site does not contain spawning habitat

for arroyo toads, that focused surveys conducted in 2003 for arroyo toad on the project site did not locate any individuals, and that currently there is no information or evidence to suggest that adult arroyo toads occur within the site. (In addition, see Draft EIR Appendices 4.6, *Results Memo Regarding Focused Arroyo Toad Surveys* [Ecological Sciences August 23, 2003], and 4.20 [Entrix report].) Focused surveys done in 2004 also failed to locate any individuals on the project site. (Final EIR **Appendix C** (*Results Memo Regarding Focused Arroyo Toad Surveys* [Ecological Sciences August 29, 2004].) Additionally, information regarding the presence of arroyo toads in areas of the Santa Clara River to the east and to the west of the project site is disclosed in the Draft EIR. (See e.g., Draft EIR Section 4.20, Floodplain Modifications, pp. 4.20-33, 34 and Appendix 4.20, and Revised Draft EIR Section 4.6, Biological Resources, p. 4.6-74.)

Moreover, as disclosed in the Draft EIR (4.20-33, 67) and Revised Draft EIR (4.6-74), a Biological Opinion issued in 2002 conducted by U.S. Fish and Wildlife Service (USFWS) for the NRMP stated that it is unlikely for arroyo toad to occur from a point approximately 1,000 feet east of the Bouquet Canyon Bridge due to the lack of suitable habitat, and that the implementation of NRMP improvements (including bank stabilization and bridge crossings) are unlikely to damage the Santa Clara River arroyo toad populations where they exist downstream. Critical habitat for the arroyo toad was proposed (April 2004) after the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources, were released for public review and comment; the eastern boundary of the proposed critical habitat ends at the Bouquet Canyon Bridge. (Final EIR **Appendix C**, *Results Memo Regarding Focused Arroyo Toad Surveys* [Ecological Sciences, August 29, 2004].) Finally, please see Responses to **Comment Letters 18** (SCOPE, May 2004) and **26** (Teresa Savaikie, May 2004), and, generally, **17** (Friends of the Santa Clara River, May 2004), **20** (Ventura Coastkeeper May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 39

Please see **Response 38**, above. Further, Section 404 of the Federal Clean Water Act does not “mandate” that habitat of federally listed species be protected; rather, it requires that any deposition of dredge or fill material into a wetland, stream, creek, drainage, or other “waters of the U.S.” (as defined by the Act) be authorized by the ACOE.

Response 40

The commenter states that the City has objected to the USFWS not adequately addressing unarmored threespine stickleback (UTS) or arroyo toad in another project, and yet the City depends on this agency to ensure protection on the Riverpark project. The commenter further contends that no agencies have been

able to enforce the mitigation measures of the NRMP. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Nevertheless, please see **Response 38**, above. In addition, please see **Responses to Comment Letter 27** (Haglund, undated) in the Final EIR regarding UTS. Further, USFWS is not an approving agency of the NRMP. Finally, please see Revised Riverpark Draft EIR Section 4.6, Biological Resources, which provides for mitigation for the UTS within the incorporated NRMP measures, pp. 4.6-87-98, and Section 4.20, Floodplain Modifications, pp. 31-32 and 64, 67, which concludes that UTS are not likely to inhabit the project site on a permanent basis, but only on a temporary basis during a large storm event, and that there would be no impacts to downstream populations of UTS.

Response 41

The commenter indicates that she has witnessed illegal and ecologically harmful activities in the Santa Clara River in the NRMP area and asks how mitigation would be enforced for this project. The City of Santa Clarita is responsible for ensuring that all mitigation adopted for a project is implemented. The City of Santa Clarita monitors all mitigation through the mitigation monitoring program prepared for the project. With respect to the commenter's claims regarding the NRMP area, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 42

The comment generally refers to cumulative impacts to the watershed. This topic was addressed in the Revised Riverpark Draft EIR Section 4.6, Biological Resources, and Section 4.20, Floodplain Modifications, of the Draft EIR. Due to the generality of the comment, no further response can be provided. Nevertheless, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 43

The commenter noted that it was nice that the project applicant had agreed to modifications to the Riverpark project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 44

The commenter noted that the Draft Riverpark EIR acknowledges that some project impacts would be significant and unavoidable and this is unacceptable to him and he urges denial of the project. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 45

The commenter noted that she was concerned about project impacts on her property in the Emblem neighborhood. In response to concerns voiced by neighbors in the Emblem Tract, the project applicant has revised the project in several respects. First, the nose of the ridgeline between the Emblem neighborhood and Area D will not be graded, and the development in Area D will be moved further away from that ridge. Second, a wall and landscaping will be built between the nose of the ridgeline and the commercial wall behind Von's (off the project site), to block the "window" through which Emblem residents are experiencing noise impacts from the existing Bouquet commercial center, and through which they would be able to view the structures in Area D. The wall would be constructed with decorative stone and would have adjacent landscaping. Finally, the project applicant has indicated a willingness to dedicate building rights on a portion of the ridge to ensure that the nose of the ridgeline will not be developed in the future. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 37–38, 43–44, 57, 71–72, and **August 31, 2004 Planning Commission hearing transcript**, p. 67.

Response 46

The commenter noted that she welcomed a solution for her concerns. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 45**, above.

Response 47

The commenter noted that she would be inhaling more pollution because of the Cross Valley Connector and associated dust from construction activities. The commenter is correct in that the Riverpark Draft EIR Section 4.4, Air Quality, p. 75, concludes, “[a]lthough the recommended mitigation measures, if feasible, would reduce the magnitude of construction-related and operation-related emissions to some extent, no feasible mitigation exists that would reduce all of these emissions to below the SCAQMD’s recommended thresholds of significance. The project’s construction-related emissions of CO, VOC, NO_x, and PM₁₀ [dust], and operation-related emissions of CO, VOC, and NO_x are considered unavoidably significant.” (In addition, see Final EIR **Revised Draft EIR Pages**.) In addition, please see **July 20, 2004 Planning Commission hearing transcript**, p. 55, Final EIR **Appendix B** (Atmospheric Dynamics report), and Draft EIR Section 4.4, Air Quality.

Response 48

The commenter was concerned with noise in connection with the apartments. The Riverpark Draft EIR Section 4.4, Noise, p. 4.5-22 indicates that construction noise would result in temporary significant impacts to those residents in the Emblem Tract. However, during operational periods, the apartments located in Area D will buffer noise from Newhall Ranch Road to the Emblem Tract (p. 4.5-30). Noise impacts on adjacent off-site residents due to operation of the residential areas of the project, including the apartments in Area D, would be less than significant. (Draft EIR Section 4.5, Noise, p. 4.5-30) The general comment regarding impacts from pollution is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 49

The commenter stated that her quality of life has diminished since construction of the Bouquet Center. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 50

The commenter noted that Newhall Land has been very cooperative and had expressed possible planting cedar trees along the Bouquet Center. This comment is acknowledged and will be forwarded to the

decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 45**, above.

Response 51

The commenter stated that the Santa Clara River flows through Agua Dulce and through Santa Clarita. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 52

The comment stated that the Santa Clara River "...will be impacted severely, especially with the water" due to the project. Potential impacts on the river and surrounding areas were addressed extensively in the Riverpark Draft EIR Section 4.2, Flood; Section 4.8.1, Water Quality; and Section 4.20, Floodplain Modifications; and in the Revised Draft EIR Section 4.6, Biological Resources. Due to the generality of the comment, no further response can be provided. Nevertheless, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 53

The commenter states that the statistics are inaccurate regarding apartments, development approved but not built and mining trucks on the Cross Valley Connector. The commenter fails to state exactly what statistics are inaccurate. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see Draft EIR Section 3.0, Cumulative Impact Analysis Methodology, and Section 4.3, Traffic/ Access.

Response 54

The commenter states that research had been requested at the May 18th hearing about Bouquet and Newhall Ranch Road as being one of the four most impacted intersections. Riverpark Draft EIR Section 4.3, Traffic/ Access, Bouquet Canyon Road currently operates at a level of service (LOS) F. Bouquet

Canyon Road and Newhall Ranch Road has a LOS D. The level of service indicates that they are currently heavily traveled roadways. The Riverpark Draft EIR does not identify this intersection as being one of the four most impacted intersections. The Draft Riverpark EIR Section 4.3, Traffic/Access, does, however, conclude that project development would result in significant and unavoidable impacts at the Bouquet Canyon Road/Soledad Canyon Road intersection. Please see **Topical Response 6: Traffic** in the Final EIR.

Response 55

The commenter was concerned that statistics are not correct. The commenter fails to state exactly what statistics are inaccurate. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Response 53**, above.

Response 56

The commenter indicated that she is most concerned with pedestrian bridges and wanted an analysis of where the bridge might be located, but that the only statistical analysis conducted “was for the middle of the trail.” Staff evaluated the Planning Commission’s request on whether or not a pedestrian bridge crossing is warranted on Newhall Ranch Road through the City’s *Pedestrian Bridge Crossing Evaluation Criteria Study*. The evaluation was based on locating a pedestrian bridge crossing approximately 300 feet west of Santa Clarita Parkway on Newhall Ranch Road.

The City adopted criteria to determine if new grade separated bicycle and pedestrian crossing structures are warranted in selected locations. The *Pedestrian Bridge Crossing Evaluation Criteria Study* created an objective method to evaluate candidate grade separated crossings against various objective criteria. The results of the evaluation were designed to assist decision makers in making an informed and sound determination for each site.

The study should be used as a tool to evaluate the pros and cons of proposed crossings. It is intended to be advisory in nature by providing necessary evaluation tools to assist decision makers by providing responses to the relevant factors in the decision making process. Decision makers will have ultimate approval authority in the determination of the need for each crossing.

Based on the information contained in the *Pedestrian Bridge Crossing Evaluation Criteria Study*, criteria for determining the necessity of a grade-separated pedestrian crossing is weighted due to its importance.

Weighting is provided to allow beneficial attributes to be valued higher than others, thereby affecting the outcome of the evaluation. Survey results are scored as follows:

Points	Recommendation
75–100	Consider grade separation
50–74	Marginal/further study required
0–49	No grade separation at this time

The evaluation, studying a pedestrian bridge crossing over Newhall Ranch Road, scored 78, thus, requiring the City to consider a grade separated crossing at this location. An important factor in elevating this grade separated crossing from “marginal/further study required” level to “consider grade separation” level was the understanding that this proposed pedestrian bridge would provide a regional trail link from Central Park to the Santa Clara River Regional Trail. Trail patrons generated from the Riverpark project alone would not necessitate this pedestrian bridge crossing. Most of the projected users of this link would not reside in the Riverpark community and would use this regional trail to access Central Park via the river trail and vice versa.

Because this pedestrian crossing would be a regional trail link, there is no nexus to legally require the applicant to construct and pay the entire cost of the bridge unless the applicant agrees too. The applicant has agreed to pay up to 25 percent of the cost of the crossing. The City would then have to build and pay the remaining costs associated with the pedestrian crossing when warranted in the future likely when the Santa Clara River Regional Trail is extended east from the Riverpark site to the future Discovery Park in Canyon Country. The pedestrian bridge location (and any potential linkage to the trail at Newhall Ranch Road and Central Park) would be finalized during the City Council hearing process.

Finally, please see **July 20, 2004 Planning Commission hearing transcript**, pp. 11–12, 107–108, in the Final EIR and the July 20, 2004 Staff Report (**Appendix I**).

Response 57

The commenter believes that the City should have a plan for the placement of several pedestrian bridges and it upsets her that there isn't a plan. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 58

The commenter stated that she has problems with the construction of her home in the existing Bridgeport development including with respect to noise. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 59

The commenter states that "...in your owns things you send out you say that the Connector will increase ambulance traffic, fire traffic, fire truck traffic." It is unclear as to what correspondence the commenter is speaking. The Draft Riverpark EIR made no such conclusions. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 60

The commenter noted that there is noise from the Van Nuys Airport over Bridgeport, and that she can hear airplanes if she is outdoors. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 61

The commenter is bothered by the fact that whenever she reads about Riverpark the primary point of the article is that the project will finish the Cross Valley Connector. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 62

The commenter noted the congestion at Bouquet Canyon Road and Soledad Canyon Road. Please see **Topical Response 6: Traffic**, and **Responses to Comment Letter 14** (Hartwell, April 2004) in the Final EIR.

Response 63

The commenter noted all of the cars associated with the Cross Valley Connector would add to the air pollution. As discussed in Draft Riverpark EIR Section 1.0, Project Description, pp. 1.0-29–30: “While the Newhall Ranch Road extension, including the Newhall Ranch Road/Golden Valley Road Bridge, is undergoing separate environmental review and documentation by the City of Santa Clarita, the impacts of that project are also being analyzed in this document.” Riverpark Draft EIR Section 4.4, Air Quality, p. 75, concludes,

“[a]lthough the recommended mitigation measures, if feasible, would reduce the magnitude of construction-related and operation-related emissions to some extent, no feasible mitigation exists that would reduce all of these emissions to below the SCAQMD’s recommended thresholds of significance. The project’s construction-related emissions of VOC, NO_x, and PM₁₀ [dust], and operation-related emissions of CO, VOC, and NO_x are considered unavoidably significant.” See, generally, **Topical Response 5: Air Quality** and **Responses to Comment Letter 14** (Hartwell, April 2004) in the Final EIR.

Response 64

The commenter indicated that if any roads were to be built, they should run north and south to get people out of the SC Valley. The commenter’s opinions are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 65

The commenter voiced his concern with regard to the project’s air quality, water quality, and traffic impacts, but did not provide specifics as to what his concerns were or how they related to the Draft Riverpark EIR. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see Draft EIR Section 4.4, Air Quality; Section 4.8.1, Water Quality; and Section 4.3, Traffic/ Access; and Final EIR **Appendices B, C, and G**.

Response 66

The commenter asked why all of the open spaces in the SC Valley needed to be filled up. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the

commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 67

The commenter indicated that Section 4.18, Cultural Resources, of the Draft Riverpark EIR is inadequate. The City does not concur that this section is insufficient for reasons outlined in **Responses 68–71**, below.

Response 68

The commenter states that the Draft EIR fails to grasp the distinction between resources as cultural and resources as archaeological, especially cultural resources that are determined by a tribe. “Archaeological resources,” by definition and by widespread usage, are “cultural resources.” Please see **Responses to Comment Letter 36** (Wishtoyo Foundation, Eric Sanchez, August 2004) in the Final EIR.

Response 69

The commenter contends that the Draft EIR is inadequate because of its failure to consult with any members of the Tataviam community or with the Native American Heritage Commission, as required by federal and state law. Federal laws governing tribal consultation only pertain to federally recognized tribes. The Tataviam community is not a federally recognized tribe. Under federal law the Tataviam are, therefore, not entitled to consultation. Furthermore, these federal laws are not applicable to this project, as state law provides authority for this permitting process. Even so, the developer and project archaeologists consulted with the local Native American community, including the Tataviam community, of which Charlie Cooke is a widely recognized member. Further, please see **Responses to Comment Letter 36** (Wishtoyo Foundation, Eric Sanchez, August 2004) in the Final EIR.

Response 70

The commenter further contends that the Draft EIR is deficient because it fails to consider and plan for the event that more resources may be unearthed during the development process. The Draft EIR includes provisions allowing for the identification and protection of any additional cultural resources during project grading and construction (Mitigation Measure 4.18-3). Further, please see **Responses to Comment Letter 36** (Wishtoyo Foundation, Eric Sanchez, August 2004) in the Final EIR.

Response 71

The commenter indicated that, like the Playa Vista project, there is the potential for hundreds of bodies to be found. With regard to archaeological resources found during the construction process, please see **Response 70**, above.

Response 72

The commenter decried the number of cultural and religious sites that have been lost over the years and how fairness must be added to an equation that remains inequitable and unjust. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Responses to Comment Letter 36** (Wishtoyo Foundation, Eric Sanchez, August 2004) in the Final EIR.

Response 73

The comment generally claims that the cumulative impacts of urbanization along the river are devastating from a water quality and habitat perspective. Both water quality and habitat issues were addressed extensively in the Riverpark Draft EIR. See, for example, Revised Riverpark Draft EIR Section 4.6, Biological Resources, and Draft EIR Section 4.8.1, Water Quality. Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Due to the generality of the comment, no further response can be provided or can be provided.

Response 74

The commenter stated the definition of a cumulative impact under NEPA. The Riverpark project is subject to CEQA and not NEPA. The *CEQA Guidelines* Section 15130(a)(1) provides the definition of cumulative impact under CEQA. As defined in Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR."

Response 75

The commenter states that implementation of the project would result in significant cumulative impacts on the ecosystem, especially on habitat areas and water quality. It should be noted that the potential project-specific and cumulative impacts of the project have been thoroughly analyzed in the Draft EIR and further in the Revised Riverpark Draft EIR Section 4.6, Biological Resources. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, (beginning on p. 4.6-109) includes a thorough analysis of the cumulative impacts of the Riverpark project when considered with other existing and proposed projects along the Santa Clara River and in the region. A total of 21 other projects were included in this analysis. Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004).

Response 76

The commenter alleges that the Draft Riverpark EIR does not provide a proper cumulative analysis of this project in conjunction with other projects. The City disagrees. Please see **Response 75**, above.

Response 77

The commenter asserts that replicating an ecosystem cannot be accomplished and that replacement habitat as mitigation does not work. State and federal agencies disagree with the commenter's conclusion that replacement habitats are not viable. In fact, CDFG and USFWS recommended in commenting upon the Northern Sphere Area General Plan Amendment and Zone Change in Irvine, California, that western spadefoot toad habitat affected by that project be replaced at a 1:1 ration. Additionally, a Streambed Alteration Agreement was recently approved (2004) by the California Department of Fish and Game that specifically allows for the relocation and mitigation monitoring for the Plummer's mariposa lily (**Appendix C** of the Final EIR). The executed agreement providing for mitigation of the Plummer's mariposa lily indicates that CDFG has supported the support the relocation of Rare, Threatened, or Endangered species as mitigation. Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004).

Response 78

The commenter states that hardening the riverbanks with concrete, rip-rap, gunite or buried concrete is damaging to the natural flows of the river. The Riverpark project incorporates buried bank stabilization whenever possible. The Riverpark Draft EIR Section 1.0, Project Description, p. 1.0-33, outlines with specificity how the project would provide for bank stabilization:

“...and toe protection/erosion protection would be installed along the Santa Clara River, as shown in Figure 1.0-12. It is the intent of the project applicant to protect important biological resources present on the project site through the use of buried bank stabilization at the riverbank’s edge, with the exception of the toe or erosion protection adjacent to Area B and the Newhall Ranch Road/Golden Valley Road Bridge abutment. It is also the intent of the project to minimize the amount of bank stabilization necessary to protect development and property from erosion. Except for bank stabilization and trails and encroachments in Planning Area A2 proposed development has largely been set back from the Santa Clara River. About 3,000 linear feet of bank stabilization would be necessary to protect Newhall Ranch Road, including Newhall Ranch Road/Golden Valley Road Bridge, and approximately 6,000 linear feet would be necessary to protect the residential and commercial development. Approximately 1,500 linear feet of toe or erosion protection would be installed adjacent to Area B. Environmental impacts associated with bank stabilization on this site was analyzed in the EIR/EIS prepared for the approved NRMP, but is further analyzed as part of this project. Buried bank stabilization would extend from the western tract boundary (adjacent to Area E) and terminate in the general area of the future Santa Clarita Parkway Bridge adjacent to Areas A2 and B. Toe protection (AJacks or exposed soil cement) is being proposed at the base of the bluff (approximately 1,500 feet in length) below Planning Area B (please see Figure 1.0-11, Analyzed Roadway Improvements on Major Thoroughfares). A combination of buried bank stabilization and concrete gunite would be utilized in the area of Newhall Ranch Road/Golden Valley Road Bridge. The area between the end of the toe protection and the Newhall Ranch Road/Golden Valley Road Bridge abutment will not include bank stabilization. Most of the bank stabilization would be buried and generally made of soil cement. Please see Figure 1.0-12, Bank Stabilization, for an illustrative of bank stabilization techniques.”

Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004).

Response 79

The commenter stated that bank stabilization increases flow velocities, exacerbating erosion leading to altered ecosystems and serve to eliminate habitat. Draft Riverpark EIR Section 4.20, Floodplain Modification, pp. 4.20-68–69 disagrees with the commenter's conclusions in that,

“...the proposed project in combination with the construction of Santa Clarita Parkway across the Santa Clara River and project site and other development in the Santa Clarita Valley, would further modify the floodplain by installing an additional bridge across the river (See Figure 4.20-7, Bank Stabilization and Bridge Locations). This action would further alter flows in the river; however, as with the proposed project, the effects would only be observed during infrequent flood events that reach the buried banks (e.g., 50-year and 100-year flood events). As indicated above, the proposed project would cause an increase in flows, water velocities, water depth, and changes in the flooded areas. However, these hydraulic effects would be very minor in magnitude and extent...., velocity changes in the river near the Santa Clarita Parkway Bridge would result in a very localized increase in velocity of five percent during the 2-year event that would dissipate approximately 200 feet downstream and 100 feet upstream of the bridge. Figures 4.20-12a–g, Santa Clara River Cumulative Conditions, show that the land area inundated by various flood events in the cumulative would also not vary significantly from existing and post-project conditions. When the construction of Santa Clarita Parkway across the river and project site is considered, the effects would still be insufficient to significantly alter the amount, location, and nature of aquatic and riparian habitats in the project area and downstream. Under the project with Santa Clarita Parkway Bridge, the river would still retain sufficient width to allow natural fluvial processes to continue. Hence, the mosaic of habitats in the river that support various Sensitive species would be maintained, and the populations of the species within and adjacent to the river corridor would not be significantly affected.”

Please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004).

Response 80

The commenter states that for the reasons stated above in **Response 79**, the Draft Riverpark EIR is not ready for approval or certification. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 81

The commenter stated that a comprehensive approach needs to be taken for this project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Responses to Comment Letter 20** (Ventura Coastkeeper, May 2004) in the Final EIR.

Response 82

The commenter indicated that the proposed Riverpark project cannot avoid having significant and degrading impacts on the environment. The significant and unavoidable affects of the project on the environment are outlined in Draft Riverpark EIR Section 5.0, Unavoidable Significant Impacts.

Response 83

The commenter stated the importance of the Santa Clara River. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara Rive Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004).

Response 84

The commenter notes that the Santa Clara River is primarily in a natural state but is receiving damage to it as a result of river channelization, loss of riparian and terrace habitats, illegal off-road vehicles (ORVs) and inadequate buffer zones. The function of the rivers terrace as wildlife habitat or corridors is eliminated. The project will not “channelize” the river; please see **Response 78**, above, with regard to bank stabilization. The Revised Riverpark Draft EIR Section 4.6, Biological Resources, analyzes impacts to wildlife habitat, among other issues. It concludes impacts to biological resources would be less than significant with the exception of certain impacts that would remain significant after mitigation, including the total net loss of 280 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to developed, impacts to the SEA and associated riverine habitat (as identified by

the resource line) and riverbed, and impacts to adjacent upland habitat within 100 feet of the riparian resource line. However, since the Draft EIR was released for public review, the project has been modified by the Planning Commission to relocate the bank stabilization adjacent to the commercial areas and the A1 residential neighborhood further away from the Santa Clara River to preserve the mature riparian resources in this area. This modification resulted in the loss of 15 single-family residential lots and 2 out of the 3 commercial acres.

With regard to adequacy of buffers the Revised Riverpark Draft EIR Section 4.6, Biological Resources, references a previous study that was conducted along the Santa Clara River that found that a minimum of 100 feet of high quality upland habitat, as measured from the edge of the riparian canopy, was necessary to provide for the foraging and breeding habitat requirements of riparian wildlife and to maintain species diversity within the riparian ecosystem. This distance is consistent with that recommended by several resource agencies and professional biologists familiar with the biological resources along the Santa Clara River. The comment regarding illegal ORVs is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Finally, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004).

Response 85

The commenter reiterated that the function of the river's terrace as wildlife habitat or wildlife corridors is eliminated. Please see **Response 84**, above.

Response 86

The comment claims that "unprecedented growth" in the Santa Clara River watershed has caused an array of cumulative impacts on biota, air quality, water quality, aesthetics, traffic and every other category of impact addressed by CEQA. These general subject areas received extensive analysis in the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources. Please see, for example, Riverpark Draft EIR Section 4.3, Traffic/ Access; Section 4.4, Air Quality; Section 4.8.1, Water Quality; Section 4.16, Visual Resources; and Section 4.20, Floodplain Modifications; and Revised Draft EIR Section 4.6,

Biological Resources. Please also see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004) and *Hybrid Functional Assessment for Riverpark* (Glenn Lukos Associates October 2004), and **Appendix G**, *Additional Hydrology and Water Quality Analyses for the Riverpark Project* (GeoSyntec, October 2004). The comment does not raise any specific issue regarding the adequacy of the EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 87

The comment submits two scientific studies addressing edge effects and buffer zones in riparian systems which the commenter characterizes as supporting "...the statement that urban development degrades adjacent biological resources." This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Notwithstanding this, staff reviewed the two articles submitted by Friends of the Santa Clara River dealing with the design of buffers to determine if the articles apply to the project site. The first article, "Predicting the Impacts of Urbanization on Riparian Bird Communities" was a study of three relatively narrow creeks in the San Francisco Bay area. The creeks were less than 45 feet wide, with a riparian corridor width of less than 240 feet. In contrast, the Santa Clara River riparian corridor and buffers are four to ten times wider. The study did not evaluate the direct effects of habitat alteration, but instead "...focused on the ways in which intact remnants of riparian habitat have been affected by urbanization on adjacent lands," (i.e., where no buffers currently exist). The study also did not identify a minimum buffer width required for the maintenance of the integrity of riparian bird communities, but suggests that broader buffers better maintain riparian bird species richness. The study noted that species richness and density were negatively related to the abundance and proximity of bridges, either because the bridges hindered free movement across gaps between sections of riparian habitat, or because they were simply an indicator of the overall degree of adjacent urbanization. The study also stated that,

"[s]ome of the detrimental effects of urbanization on riparian bird communities can be minimized with proper planning. The single most important step that can be taken to conserve riparian bird communities in the face of urbanization is to minimize development in and along floodplains by maintaining broad buffers of undeveloped land

between developed areas and riparian habitats. Habitat restoration efforts, particularly those that broaden riparian corridors and link fragments of riparian habitat, would augment habitat area and enhance the value of existing habitat by further buffering riparian birds from human influences outside the corridor. Where development has occurred in close proximity to riparian habitats, efforts to minimize direct human disturbance of riparian plant and bird communities (e.g., by restricting access to riparian habitats) and replace exotic plants with native species would also benefit riparian bird communities."

Based on the City's biological consultant's review, this article is not directly applicable to the conditions found on the project site. For example, unlike the areas in the article, the project design (a) includes a bridge crossing, which was not found to cause significant impacts to riparian habitat; and (b) includes upland buffers between the river and proposed development. Furthermore, the Santa Clara River corridor through the project area is itself a very wide, long, and continuous wildlife corridor and habitat area that is larger than any addressed in the article.

The second article submitted by the commenter was also reviewed by City staff. The article is entitled, "Buffer Zones for Ecological Reserves in California: Replacing Guesswork with Science." As stated in prior responses to comments, the article is an informative review of buffer issues, which was generated from issues related to the design of reserves of the kangaroo rat habitat conservation plan in Riverside County. The article describes several approaches to quantifying edge effects in order to design buffer zones for nature reserves. The study suggests developing a buffering protocol that identifies the external forces likely to impact the sensitive species in question, determining the extent to which external forces are likely to penetrate the reserve boundary, and ranking those forces in terms of likely negative impact in order to produce a prioritized list of buffering requirements. As stated, the article studied the kangaroo rat reserve and did not specify a buffer distance for a riparian corridor, such as the Santa Clara River SEA 23. As a result, City staff believes that the only relevant evidence in directly assessing the "adequacy" of a buffer area for this riparian corridor is found in the site-specific studies and analyses that already have been performed along the river corridor within the project area. Please see **Responses to Comment Letter 17** (Friends of the Santa Clara River, May 2004) in the Final EIR.

Response 88

The commenter submitted and quoted from one scientific studies that highlighting the importance of adequate buffers. Please see **Response 87**, above.

Response 89

The comment generally refers to water quality issues in the Castaic Val Verde area. The comment mentions a newspaper article regarding unacceptable contaminant levels in SWP water supplies. The newspaper article was not provided. No other supporting information was provided.

The comment addresses general subject areas, which received extensive analysis in the draft environmental documentation. Please see, for example, Draft EIR Section 4.8, Water Services, pp. 4.8-37–38 and 4.8-42–43; and Section 4.8.1, Water Quality, pp. 4.8.1-1–99. In addition, information responsive to the water quality of SWP supplies is found in DWR Memorandum, dated September 25, 2002, entitled, *Quality of Non-Project Groundwater Pump-Ins to the California Aqueduct and Effect on SWP Water Quality*, 2001, which is incorporated by reference and available for public inspection at the City of Santa Clarita, Department of Planning and Building Services, 23920 Valencia Boulevard, Suite 302, Santa Clarita, California 91355.

Please also refer to the 2002 *Santa Clarita Valley Water Report* (CLWA 2002(b)) (**Appendix A** to the Final EIR), which provides water quality information regarding CLWA's service of SWP supplies to the SC Valley. This report is incorporated by reference and is available for public inspection at CLWA, 27234 Bouquet Canyon Road, Santa Clarita, California 91350. In addition, CLWA recently published its Draft EIR Relating to the Supplemental Water Project Transfer of 41,000 acre-feet of SWP Table A Amount. In that Draft EIR (SCH No. 1998041127), at pp. 3.15-8–10 (including Table 3.15-4), and pp. 3.15-22–26, CLWA provides extensive information about the water quality of imported SWP supplies. Although the EIR is still in draft form, the information in the document provides data responsive to the water quality concerns expressed in this comment. The Draft EIR is incorporated by reference and available for public inspection at CLWA, 27234 Bouquet Canyon Road, Santa Clarita, California 91350.

The comment does not raise any specific issue regarding the adequacy of the Riverpark Draft EIR analysis and, therefore, no more specific response can be provided. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 90

The commenter asked why the project was being built as it has a serious impact on the Santa Clara River. The commenter gives no specifics on how he concluded that the project caused serious impacts to the Santa Clara River; therefore, no further response can be given. This comment is acknowledged and will

be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004).

Response 91

The commenter contends that the only benefit the project will bring is the Cross Valley Connector, but that the claim that it will make traffic better is nonsense. The City disagrees with the commenter. The Cross Valley Connector improvement is required to be constructed and operation before the project's 501st occupancy. Section 4.3, Traffic/Access, of the Draft EIR, illustrates the benefits to the SC Valley's roadway network. One of the significant benefits associated with the Cross Valley Connector includes a substantial reduction in vehicle trips on Soledad Canyon Road. The Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carried 57,000 vehicles per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this portion of Soledad Canyon Road is significantly reduced to 36,000 vehicle trips. Therefore, acceleration of the Cross Valley Connector by the Riverpark project, through its right-of-way dedication and Bridge and Thoroughfare (B&T) contribution, will result in the improvement of traffic conditions in the SC Valley, including emergency vehicle movement. Please see **Topical Response 6: Traffic** and **Responses to Comment Letter 22** (Sierra Club, May 2004) in the Final EIR.

Response 92

The commenter wanted to know how much money the federal government was contributing to the building of the Newhall Ranch Road/Golden Valley Road Bridge. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 93

The commenter contended that the bridge would only make the developers happy, and no one else happy. This opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 94

The commenter stated that the Cross Valley Connector was not going to speed things up, it would only slow things down. The commenter provides no factual documentation to support this conclusion. In fact, the conclusions of the Riverpark traffic study differ with the commenter's conclusions. Please see **Response 91**, above.

Response 95

The commenter suggested that the City devise a traffic model to demonstrate that the project would alleviate traffic. Please see Draft EIR Section 4.3, Traffic/ Access, p. 4.3-3:

"[t]raffic forecast data for this traffic impact analysis were derived from the Santa Clarita Valley Consolidated Traffic Model (SCVCTM). The SCVCTM is a traffic planning computer model and the principal tool for transportation planning in the Santa Clarita Valley. It was developed jointly by the City of Santa Clarita and the County of Los Angeles Public Works Department to provide traffic forecasts for transportation planning in the Valley.¹ Specifically, the model analyzes expected or possible projects based on actual development applications and general plan provisions, and predicts traffic impacts based on various assumptions for different time periods as the Valley builds out. The model is regularly updated (2003) to include any City or County General Plan Amendments in the Valley that may alter build-out numbers. Therefore, for any given Future Land Use Scenario for the Santa Clarita Valley area, the model can forecast future traffic volumes on the future roadways in the area under evaluation. For instance, the traffic forecasts used in the cumulative impact analysis for this EIR section are for a long-range time frame and assume buildout of the City of Santa Clarita General Plan and the County of Los Angeles Santa Clarita Valley Area Plan (including active pending General Plan Amendments for urban development).

Furthermore, the SCVCTM is developed from regional models prepared by the Southern California Association of Governments (SCAG) and it also forecasts traffic in a regional context. This means that not only are trips to and from the Santa Clarita Valley included in the forecasts, but also trips that pass through the Valley are also included."

¹ The Santa Clarita Valley extends from the Ventura County line east to where the Antelope Freeway (State Route 14 [SR-14]) passes out of the Santa Clarita Valley near Vasquez Rocks Park. Its northern boundary is the Grapevine area north of Castaic and its southern boundary extends to the confluence of the I-5 and SR-14 freeways south of Newhall Pass (this is the area that is the subject of the County's Santa Clarita Valley Area Plan).

Response 96

The commenter suggested that the City Council and Planning Commission should “kill the road” and “kill the bridge.” This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 97

The commenter suggested that the City, after killing the road and bridge take the \$25,000,000 that the project applicant would have contributed toward construction of the road and bridge and use it instead to expand Central Park. The City would remind the commenter that if there were no road or bridge the project applicant would not be required to fund its fair share of the improvements as there would be no nexus for requiring the funds. Nonetheless, this opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 98

The commenter does not believe that the project is innovative and he hopes that the City Council and Planning Commission will not set themselves up as “tools of the money.” This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 99

The commenter contends that the project “only creates more pollution.” The commenter is unclear as to how the project makes more pollution; therefore, without specific additional information, no further response can be made. Nonetheless, this comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 100

The commenter stated that the project would make the schools more crowded and “does everything bad.” With regard to schools becoming more crowded, please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project. The regard to the comment about everything associated with the project being bad, it is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 101

The commenter reiterated a previous comment he had heard that the road was a “defense road.” This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 102

The commenter indicated that he hoped that people would see the light and step up and make a real decision. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 103

The commenter indicated that the project does not come up to the river, but is in the river flood plain. The commenter’s statement is only partially correct. The project primarily encroaches upon the existing FEMA flood hazard area with residential lots 338 through 352 along the southern site boundary. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from floodwaters and subsequent impacts, and consequently would remove these units from the potential for flooding. The project has been redesigned to pull back from the river even further when compared to the proposed project. This “pull back” results in less impact to biological resources (e.g., the proposed project would have resulted in approximately 25 acres of SEA impacts and the redesigned project results in about 8 acres of SEA). In addition, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, May 2004), **18** (SCOPE, May 2004),

20 (Ventura Coastkeeper, May 2004), 22 (Sierra Club, May 2004), 25 (Heal the Bay, May 2004), 26 (Teresa Savaikie, May 2004), and 44 (Friends of the Santa Clara River, March 2004) in the Final EIR. Please also see Final EIR **Appendix C**, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (URS, July 2004).

Response 104

The commenter stated that the bank stabilization as proposed does not protect the river in a natural state. The City does not agree with the commenter that the buried bank stabilization proposed for a majority of the site does not protect the Santa Clara River's natural state. Please see **Response 78**, above.

Response 105

The commenter stated that the road does not address regional and local needs of the community. The Cross Valley Connector would clearly serve the local and regional needs of the community by reducing traffic congestion. As explained in the Draft EIR Section 4.3, Traffic/ Access, at pp. 4.3-18-19, a method in which to model the improvement of surrounding intersections due to the implementation of the Cross Valley Connector involves the comparison of two scenarios: Scenario 1 – Interim Year/No Riverpark project and No Cross Valley Connector (Riverpark portion); and Scenario 2 – Interim Year/Riverpark project and Cross Valley Connector (portion through Riverpark). The Interim Year is generally 10 years into the future and would include additional traffic generated by projected ambient growth during that time frame.

The respective intersections and the comparison are as follows:

- Bouquet Canyon Road/Soledad Canyon Road – In Scenario 1, the intersection of Bouquet/Soledad would operate at LOS D in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would operate at an LOS C in the AM peak hour and LOS E in the PM peak hour, a marked improvement over operating conditions in Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- McBean Parkway/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, the respective LOS in the AM and PM peak hour remain at the same grade (LOS D), with minor improvement. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- Bouquet Canyon Road/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS E in the PM peak hour. In Scenario 2, the LOS would improve, though remain at LOS D in the AM peak and improve in the PM peak hour to LOS D. Overall, intersection operations would improve in Scenario 2 as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).
- Seco Canyon Road/Bouquet Canyon Road – In Scenario 1, this intersection would operate at LOS E in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would remain

at LOS E in the AM peak hour but would improve significantly to LOS D in the PM peak hour. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).

- Valley Center Drive/Soledad Canyon Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, this intersection would operate at LOS B in the AM peak hour and LOS B in the PM peak hour, again a significant improvement as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (**Appendix I**).

Please see **Topical Response 6: Traffic** in the Final EIR.

Response 106

The commenter noted that the air quality was terrible in the community. Please see **Topical Response 5: Air Quality** in the Final EIR. The regional air quality analysis prepared by Environ International Corporation is presented in **Appendix B** to the Final EIR. The regional air quality analysis addressed specifically the issue of whether significant ambient concentrations of ozone and particulate matter (PM) in the SC Valley result from local emissions, as opposed to emissions that have been transported into the SC Valley from the San Fernando Valley and other Los Angeles Basin areas. The regional air quality analysis concluded that “[t]he great majority of ozone and PM pollution in the SC Valley is created by sources of emissions outside the SC Valley.”

Response 107

The commenter stated that planning for a network of public transportation might be an appropriate focus for the community to solve air quality and traffic problems. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 108

The commenter felt that the Cross Valley Connector was not going to meet the needs of the community. Please see **Response 105**, above.

Response 109

The commenter contended that the Cross Valley Connector was going to only meet the needs of a separate mining company project and lead to further development and greater cumulative impacts which are being ignored. This opinion/comment regarding the Cross Valley Connector only meeting the needs of the mining company is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other

CEQA issue, no further response can be provided. Cumulative impacts have been addressed in detail throughout the Draft Riverpark EIR. For a complete discussion of how cumulative impacts were addressed, please see Section 3.0, Cumulative Impact Analysis Methodology, of the Draft EIR; for discussions of the project's potential cumulative impacts, please see the cumulative impacts discussions in the environmental impact sections of the Draft EIR.

Response 110

The commenter did not believe the statements of an earlier commenter that this project would bring high-end jobs to the community. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 111

The commenter questioned "protecting the quality of life in this community for whom?" This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 112

The commenter felt that the project was going to impact air quality, quality of life, and open space. The commenter is correct in that the Riverpark Draft EIR Section 4.4, Air Quality, p. 75 concludes, "[a]lthough the recommended mitigation measures, if feasible, would reduce the magnitude of construction-related and operation-related emissions to some extent, no feasible mitigation exists that would reduce all of these emissions to below the SCAQMD's recommended thresholds of significance. The project's construction-related emissions of VOC, NO_x, and PM₁₀ [dust], and operation-related emissions of CO, VOC, and NO_x are considered unavoidably significant."

The commenter comments regarding quality of life and open space are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 113

The commenter is of the opinion that this project creates a park is circular logic—it does not create a park, but develops currently open space. The commenter is incorrect. The project creates a net 27.4-acre passive/active park.

Total Active Neighborhood Public Park	5.7 acres
Total Open Space (City-owned)	392.83 acres
Open Space Lots	23.75 acres
Santa Clara River Lots	336.16 acres
Passive Open Space Lots	32.92 acres
River Trail (City-Owned)	8.35 acres
Total Open Space/Private Park (HOA)	104.37 acres
Area C	22.2 acres
Area D	26.4 acres
Area A1	10.25 acres
Area A2	30.78 acres
Area B	14.74 acres
Total LMD	10.35 acres
Water Quality Basin (HOA)	1.98 acres

Please also see Riverpark Draft EIR Section 4.12, Parks and Recreation, for a detailed discussion of the parkland proposed for the site. Finally, please see **Response 114**, below.

Response 114

The commenter stated that open space that people have use of now would be developed, thereby taking away open space. However, the project site is privately owned by the project applicant. Therefore, people do not currently have use of the project site now—or if they do they are trespassing on private property.

Response 115

The commenter noted that housing is needed, but where you site it is critical. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the project site is located in the center of the City, in a location surrounded by development and currently designated and zoned for more dense

and intense development than that proposed by the project. Please see Draft EIR Section 2.0, Environmental and Regulatory Setting.

Response 116

The commenter stated that it is the City's responsibility to plan smarter and sustainably. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 117

The commenter stated that the City is paving paradise by building houses, the Cross Valley Connector and apartments, and if the project applicant wanted to show sensitivity to the river, it would leave it alone. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 118

The commenter noted that he was a teacher and if he flashed ahead he would tell his students that the last wild river in Southern California is under houses, apartments and a Cross Valley Connector. Please see Riverpark Draft EIR Section 1.0, Project Description, which clearly indicates that 336 acres (Santa Clara River) would be preserved and dedicated to the City. Further, since the Draft EIR and Revised Draft EIR Section 4.6, Biological Resources, were released to the public, the project has been revised to preserve even more of the river environment, by pulling the bank stabilization in the western portion of the project site back further to preserve mature riparian resources.

Response 119

The commenter wants to stop the Riverpark project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 120

The commenter stated that the residents of Gavilan Drive are pleased that the ridgeline is going to stay the same as it has been for the past 30–40 years. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 121

The commenter suggested that a good policy for the City to have is to leave the ridgelines alone. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 122

The commenter stated that his sons would have to be bussed or driven to another school so that renovations can be done instead of building a new school. Although the comment was not directed at the project, please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 123

The commenter believes that the developers get out of building schools. Please see **Response 122**, above, with regard to school impacts associated with the Riverpark project.

Response 124

The commenter suggested that instead of condominiums the project applicant should build townhouses. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 125

The commenter noted that he is not as educated or has as much experience as other opponents but he has common sense. This comment is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 126

The commenter believes that the only card that he has seen played is the Cross Valley Connector and he doesn't see how that is going to help anything. The commenter claimed that the damaged species will not come back, that pollution will sicken children and the elderly, and yet the Planning Commission plays to the monied interests. With regard to the benefits of easing of traffic congestions associated with the Cross Valley Connector please see **Response 105**, above. Otherwise, the comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 127

The commenter stated that the City doesn't have a plan for growth. The commenter is incorrect. The City of Santa Clarita General Plan provides comprehensive direction in the form of goals and policies on how the City should develop.

Response 128

The commenter noted that it shouldn't take him 0.5 hours to get from Canyon Country to Stevenson Ranch. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 129

The commenter stated that the Cross Valley Connector would not help traffic at all. The Draft Riverpark EIR concludes differently than the commenter on this issue. Please see **Response 91**, above.

Response 130

The commenter asked how new homes will help traffic and population. New development would contribute its fair share towards roadway improvements. The Draft Riverpark EIR made no contention that the project would help or hinder population; therefore, we are uncertain as to the commenter's

intention with the comment. Nonetheless, the comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 131

The commenter does not see how the new homes would be a good thing if the schools are overrun, teachers underpaid and understaffed. Please see **Response 122**, above, with regard to school capacity. Otherwise, the comments regarding teachers being understaffed and underpaid is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 132

The commenter stated that supporters of the project played the terrorist trump card in support. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 133

The commenter stated that he did not feel that adding new homes to Santa Clarita would make the community better. He stated that we have to be wise about our resources. He asked about representation for the people already in the community. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 134

The commenter noted that she has seen many changes in 25 years, including Central Park which she likes, but also traffic congestion, and increased air pollution, and both she and her neighbors feel that the quality of life is diminishing. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 135

The commenter reiterated the conclusions of a an individual she saw on television that the City cannot affect development on the outskirts of town and, therefore, the City must limit growth on places that there is control- as an example Riverpark. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 136

The commenter noted that the project would increase traffic, overcrowd local schools and destroy scenic and cultural sites, damage the river and destroy wildlife and plants. We direct the commenter to Section 4.3, Traffic/Access, of the Riverpark Draft EIR, which acknowledges traffic increases. Please see **Response 122**, above, with regard to school capacity. Please see Riverpark Draft EIR Section 4.16, Visual Resources, which acknowledges that the project would create significant and adverse visual (scenic) impacts. The commenter is incorrect in that the project does not destroy cultural sites. We direct the commenter to Section 4.18, Cultural Resources, of the Draft EIR, which describes how each of the cultural sites on the site would be treated. The commenter is vague as to how the project would damage the river; therefore, no additional response can be provided. Draft EIR Section 4.6, Biological Resources, acknowledges that he project would create significant and unavoidable impacts to wildlife and habitat.

Response 137

The commenter stated that a positive choice could be made by voting no on the Riverpark project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 138

The commenter noted that he lived in Santa Paula and noticed that as he drove to Santa Clarita the air got noticeable worse and he explained about how Santa Paula views development. Please see **Response 106**, above, with regard to regional air quality. Comments with regard to Santa Paula are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 139

The commenter stated that he wasn't going to come to the public hearing until he saw signs outside of the public hearing but he sees the overcrowding in the Valencia developments. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 140

The commenter stated that the new homes would bring traffic. We direct the commenter to Section 4.3, Traffic/ Access, of the Riverpark Draft EIR, which acknowledges traffic increases.

Response 141

The commenter stated that he is not going to enjoy and appreciate these things (nice architecture, new neighborhoods) and he doesn't think the quality of life is very good. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 142

The commenter noted that she would be very affected by this development even though she lives in Val Verde. The commenter noted that the City has changed since she first started living in the community. The commenter stated that we should defend the environment and every action that we take with regard to the environment affects the world. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response is required.

Response 143

The commenter stated that he has resided in the community for as long as Santa Clarita has been a town. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 144

The commenter voiced concerns regarding traffic adjacent to any of the through streets. The traffic study prepared for the Riverpark (Volume II – Appendix 4.3, Traffic/ Access) did not conclude that there would be any traffic impacts to adjacent roadways of the project, other than those intersections addressed in the Draft EIR. Please see **Topical Response 6: Traffic** in the Final EIR.

Response 145

The commenter asked which comes first new housing or new jobs. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 146

The commenter did not feel as though the Planning Commission was listening to the speakers, and encouraged the Commissioners to listen. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 147

The commenter indicated that she is opposed to the project as it degrades the quality of life, kills and displaces animals, adds to overpopulation, and bad air quality. She further stated that she lives next to the project, believes the project would be “another eyesore” and is thinking of leaving the Santa Clarita area. Finally, she asked “when is enough enough?” Riverpark Revised Draft EIR Section 4.6, Biological Resources, acknowledges that the project would create significant and unavoidable impacts to wildlife and habitat. The commenter is correct in that the Riverpark Draft EIR Section 4.4, Air Quality, p. 75 concludes, “[a]lthough the recommended mitigation measures, if feasible, would reduce the magnitude of construction-related and operation-related emissions to some extent, no feasible mitigation exists that would reduce all of these emissions to below the SCAQMD’s recommended thresholds of significance. The project’s construction-related emissions of VOC, NO_x, and PM₁₀ [dust], and operation-related emissions of CO, VOC, and NO_x are considered unavoidably significant.”

The Riverpark Draft EIR Section 4.17, Population, Housing, and Employment, does not conclude that the project exceeds any population projections. The comment regarding the quality of life is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR or raise any other CEQA issue, no further response can be provided.

Response 148

The commenter wanted to know if the floodplain studies met any kind of standards for assessing downstream impacts of the bank stabilization and bridge. The City has evaluated the floodplain studies submitted for the project and have validated the findings made in the studies. Please see **August 31, 2004 Planning Commission hearing transcript**, pp. 107–110. Please also see Draft EIR Section 4.2, Flood, and Section 4.20, Floodplain Modifications, and Appendices 4.2 and 4.20, and Final EIR **Appendix G, Additional Hydrology and Water Quality Analyses for the Riverpark Project** (GeoSyntec, October 2004).

CITY OF SANTA CLARITA PLANNING COMMISSION DECEMBER 21, 2004 TRANSCRIPT RESPONSES

Response 1

The commenter requested verification from City staff that the wildlife corridor recommended by Caltrans was a part of the project. As confirmed by City staff and acknowledged in the **Response** to the Caltrans letter, **Letter 4** (April 2004).

“[t]hough it clearly is not a wildlife corridor, an area on the site that may be conducive to the limited movement of on-site wildlife may be the Los Angeles Department of Water and Power Pipeline Corridor. Newhall Ranch Road and the Santa Clara River Regional Trail would both bridge over this corridor, allowing for wildlife movement underneath. This pipeline corridor could provide a route, without crossing Newhall Ranch Road, from the river to the undeveloped portions of the Castaic Lake Water Agency (CLWA) property. The areas directly outside of this pipeline corridor could be enhanced (via landscaping) to encourage its potential use for north/south movement of on-site wildlife. Enhancement of this corridor will be required by the City of Santa Clarita in conjunction with the approval of the project.”

Response 2

The commenter asked if the landscaping plan was to be reviewed by California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Mitigation measures already incorporated into the project, such as the required Resource Management and Monitoring Plan require coordination with, and input from the CDFG and the U.S. Army Corps of Engineers (ACOE).

Response 2A

The commenter addressed the fact that although the California gnatcatcher was not observed on the site, the USFWS is considering including the eastern most 80 acres of the site as critical habitat for this species. The 80 acres the commenter is alluding to is included in the approximately 496,000 total acres in Southern California being proposed by the USFWS as critical habitat for the gnatcatcher. When proposing critical habitat for a species over such a large region, areas are often included that do not contain the “primary constituent elements” (habitat areas that provide essential life cycle needs) required by the USFWS to be considered critical habitat. In addition, the USFWS will often include within its critical habitat designations habitat outside the geographic area currently occupied by the species, if such a designation is considered supportive of the goal to ensure the conservation of the species.

As stated in Section 4.6 of the Revised Draft EIR, the coastal sage scrub on the project site was not occupied by the gnatcatcher during the 2002/2003 protocol surveys and because the habitat is considered only marginally suitable to support breeding pairs of this species, no breeding pairs of gnatcatchers are expected to occur within the coastal sage scrub habitat on the site. However, the potential of individuals of this species to forage within or move through the coastal sage scrub habitat on the site at some point following the time of the 2002/2003 field surveys cannot be entirely ruled out. Section 4.6 of the Draft EIR has been clarified to reflect the above, to more specifically identify the potential of the California gnatcatcher to forage or move within the site in the future, and to clarify that proposed Mitigation Measure 4.6-20 also includes pre-grading presence/absence surveys for gnatcatcher prior to conducting grading activities.

Response 3

The commenter questioned what mitigation, if any, was needed for the four other special-status bird species that were observed on the site but not addressed in the Draft EIR, especially given the fact that these particular species are not protected under either the State or Federal Endangered Species Act. The four additional special-status bird species that were observed on the site (California thrasher, oak titmouse, Nuttall's woodpecker, and Costa's hummingbird) are on the "watch list" of the U.S. Bird Conservation Organization and the Audubon Society. Watch list species are considered by these environmental/conservation organizations as those species which are facing population declines and/or threats to breeding or wintering habitat and for which ongoing monitoring is being conducted to document such declines or threats. Typically, species listed by such organizations as watch list species are not considered of "special status," as defined in this Draft EIR, unless they also have some designation by state or federal resource agencies. None of these four species are listed as Threatened or Endangered, or considered of Special Concern by the CDFG or USFWS.

As indicated in Section 4.6 of the Riverpark Revised Draft EIR, potentially significant impacts can occur to both common and special-status wildlife species even though these species are not state or federally listed as Threatened or Endangered. In particular, most native bird species, including the four addressed by the commenter, are protected by the Federal Migratory Bird Treaty Act and by various provisions in the Fish and Game Code of California. Impacts that would result in direct or indirect mortality to individual birds and/or active bird nests of these species can be considered significant impacts under CEQA if such impacts would trigger the application of any of the significance threshold criteria identified in Section 4.6 of the Riverpark Revised Draft EIR. As identified on p. 4.6-77 of the Revised Draft EIR, construction and site preparation activities, if conducted during the nesting season of special-status bird species, could result in the direct loss of active nests, including eggs, young, or incubating adults. Depending on the

number and extent of nests on the site that may be disturbed or removed as a result of project implementation, the loss of active nests or direct mortality of these species, if they occurred, would be considered a substantial effect on these special-status species and, therefore, a potentially significant impact. Under CEQA, measures must then be identified, if available, that would mitigate these impacts. Several measures are included in the Revised Draft EIR, particularly Natural River Management Plan (NRMP) measures (r) through (u) and Mitigation Measure 4.6-20, which would mitigate these impacts to a less than significant level. No additional mitigation measures are necessary to add to the Draft EIR to mitigate potential impacts on the four additional special-status bird species addressed by the commenter.

Section 4.6 of the Draft EIR has been modified to include more information regarding the presence of these species on the project site, potential impacts to these species, and measures to mitigate such impacts.

Response 4

The commenter claimed that the Cross Valley Connector was going to get more traffic and intensive uses than what has been discussed. It is assumed the commenter meant by "more intensive uses" was more truck or other heavy-duty traffic, as roadways only allow transportation uses. Section 4.3, Traffic/ Access, of the Draft EIR includes a discussion of the detailed traffic analyses performed for the project. The mix of vehicles expected was assumed based on the guidelines from *Highway Capacity Manual* (2000 Version). These analyses demonstrate that one of the significant benefits associated with the Cross Valley Connector would be a substantial reduction in vehicle trips on Soledad Canyon Road. The Draft EIR indicates that Soledad Canyon Road, directly east of Bouquet Canyon Road, presently carried 57,000 vehicles per day. In the Interim Year with Project Scenario, which includes the completion of the Cross Valley Connector and the buildout of Riverpark, the number of vehicle trips on this portion of Soledad Canyon Road is significantly reduced to 36,000 vehicle trips. Therefore, acceleration of the Cross Valley Connector by the Riverpark project, through its right-of-way dedication and Bridge and Thoroughfare (B&T) contribution, will result in the improvement of traffic conditions in the SC Valley, including emergency vehicle movement. Please see **Topical Response 6: Traffic** and **Responses to Letter 22** (Sierra Club, May 2004) in the Final EIR.

Response 5

The commenter questioned where cultural artifacts that may be found on the site during excavation would be stored. City staff indicated, and the applicant has agreed, that any artifacts would be housed by the Santa Clarita Valley Historical Society.

Response 6

The commenter noted that the California Native Plant Society recommended that hazing machines should not be used on the site and that the responses to comments indicated that the project does not propose any hazing machine. The project did not propose any mitigation to prohibit hazing machines because they are not a part of the proposed project; consequently, there is no need for mitigation. Furthermore, the City has added a recommended condition of approval that reads: "PC11. The utilization of bird hazing machines prior to grading and/or construction for the project shall not be allowed unless approved by the California Department of Fish and Game."

Response 7

The commenter stated that this was a Newhall Land and Farming project and indicated that "we all know what that means" and continued to reference a revolt in England a thousand years ago and how a certain peasant was shot on the spot. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 8

The commenter stated that the Planning Commissioners only asked three comments throughout the entire hearing process, and only one question to the consultants. This statement is incorrect; please see the **Transcripts** of **March 2, 2004; April 20, 2004; April 29, 2004; May 13, 2004; May 18, 2004; June 15, 2004; June 29, 2004; July 20, 2004; and August 31, 2004**, which outline the numerous questions posed by the Planning Commission to City staff, City consultants and to the project applicant.

Response 9

The commenter stated that not one person in opposition or the speaker who had been employed on the State of California Water Project was asked a question. This statement is incorrect, as Jonas Minton, who made a presentation to the Planning Commission on June 29, 2004, was asked many questions by Commissioners; please see **Transcript** of **June 29, 2004**. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 10

The commenter discussed the worldwide impacts of global warming. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 11

The commenter noted that Santa Clarita was the smoggiest city in the United States and that no one from AQMD was asked to speak on the on this issue. However, please see an article from the *Daily News*, Santa Clarita Edition, September 22, 2003, in Final EIR, **Hearing Transcript of April 29, 2004**, which indicated that there were two other regions with worse air quality conditions than Santa Clarita-Crestline and Redlands. Moreover, please see **Topical Response 5: Air Quality** and **Appendix B** (Environ International Corporation report) in the Final EIR, including, without limitation, the information which concludes that air quality in the Santa Clarita Valley is predominated by transport of pollutants from other areas in the South Coast Air Basin. Additionally, although the SCAQMD was not asked to speak to the Planning Commission, the SCAQMD did comment on the Draft EIR (see **Letter 13**), and responses were prepared and are located in the Final EIR (see **Responses to Letter 13**).

Response 12

The commenter asked about the problem of electricity. When queried through the Notice of Preparation process, Southern California Edison did not indicate that there were any supply issues with regard to the availability of electrical services for the project site.

Response 13

The commenter stated that the State of California was going to pay a considerable amount of money for levies that are collapsing, which could also happen in Santa Clarita, and should be addressed. Flood hazards concerning the proposed project were address in detail in Draft EIR, Section 4.2, Flood, and in the hydrology technical reports in Draft EIR, Appendix 4.2, and Final EIR, **Appendix G**.

Response 14

The commenter sang a variation of "We Wish You a Merry Christmas" to the Planning Commission. According to William Studwell in the *The Christmas Carol Reader*, "...the considerable cultural impact of

the Christmas carol is graphically demonstrated by the simple yet very popular folk carol from the West Country of England, "We Wish You a Merry Christmas." Although this song, which is quite possibly from the sixteenth century, is lively, attractive, affable, and conducive to the attainment of a positive holiday temperament, it cannot be considered as a piece with outstanding artistic substance." This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 15

The commenter thanked the Chair of the Planning Commission for taking note of the species of special concern that were not found in Newhall Land and Farming's EIRs. Please see **Response 3** of this transcript, above.

Response 16

The commenter noted that she had not been on the property in a year as she had been served notice not to trespass on the Riverpark site. She stated that supposedly you are not allowed on the site unless you are riding off-road vehicles illegally on the project site. The Riverpark site is private property, and no one is legally allowed on the project site without permission from the property owner. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 17

The commenter stated that there appears to be an inability on the part of Fish and Game, Fish and Wildlife, the City and the project applicant to adequately monitor NRMP mitigation measures, prevent gang violence and drug dealing and off-road vehicle use in the Santa Clara River. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 18

The commenter stated that projects are being approved, but mitigation is not being enforced, and the [Santa Clara River] is beginning to look like a drainage ditch and is not a healthy ecosystem. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because

the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

The commenter further stated that regular citizens have found amphibians and birds nesting where Newhall Land and Farming's consultants could not find them. The commenter did not provide any evidence of birds being found by private citizens that were not acknowledged in the Draft Revised Riverpark EIR, Biological Resources. With regard to amphibians, Section 4.6 of the Draft EIR was revised in March of 2004 when western spadefoot toads were observed on the site, after completion of the Draft EIR, in early March of 2004 in three separate rainpools created by disturbances on the project site. Please see Revised Draft EIR, Section 4.6, Biological Resources, for a discussion of the western spadefoot toad.

Response 19

The commenter stated that it is everyone's job to protect Southern California's last natural river. The commenter also did not feel that the project was innovative and suggested that the Planning Commission take the time to get in the river and really learn what it is about, and even when it looks like it is dead, there are amazing things happening in the river. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 20

The commenter, as owner of the Saugus Speedway, offered his interest in setting up a dialogue with the City in the interest of being a good neighbor and what they would like to see happen at the Saugus Speedway. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 21

The commenter discussed a self-storage facility not a part of the Riverpark project site. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 22

The commenter questioned if the pedestrian bridge would be closer to Vons or in the middle of the project. The pedestrian bridge location (and any potential linkage to the trail at Newhall Ranch Road and Central Park) would be finalized during the City Council hearing process.

Response 23

The commenter stated that he did not feel that a proper response to comment should refer back to the Draft EIR, when the commenter had felt it inadequate to begin with and that there should have been more information provided. It has been the City's experience that some commenters pose a comment or question that was addressed in the text of the Draft EIR. It is appropriate and it is the responsibility of the City to highlight the answer for the commenter and refer back to the text of the Draft EIR. Likewise, if the commenter posed a question that required additional information, additional information was provided and responded to in the Final EIR. Further, analysis undertaken since the Draft EIR and Revised Draft EIR Section 4.6, were released, three additional analyses have been prepared, including *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area* prepared by URS, *Hybrid Functional Assessment for Riverpark*, prepared by Glenn Lukos Associates, and *Additional Hydrology and Water Quality Analyses for the Riverpark Project*, prepared by GeoSyntec (Final EIR **Appendices C and G**), and provide further support for the Draft EIR's and Revised Draft EIR's analyses and conclusions. Lastly, the City does not always agree with the commenter that additional information is required or necessary.

Response 24

The commenter stated that there was not adequate discussion with regard to cumulative analysis and it would not be appropriate to refer to previous work from an NRMP that was insufficient. The NRMP is a document that has been approved by both CDFG and ACOE. It is the belief of the City that these organizations would not have approved the NRMP had it been "insufficient." Secondly, we refer the commenter to responses to his comment letter (**Letter 20, Response 3 and 5**), which state, in part,

"[i]t should be noted that the potential cumulative impacts of the project have been thoroughly analyzed in the Draft EIR and further in the Revised Draft EIR Section 4.6, Biological Resources. The cumulative impacts analysis in the Revised Riverpark Draft EIR (beginning on p. 4.6-109) addresses the potential cumulative impacts of the Riverpark project in conjunction with both the City's construction of Santa Clarita Parkway through the project site and with 21 other proposed or existing projects in the region."

Response 25

The commenter provided his opinion as to what an innovative project is and quality of life issues. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response is provided.

Response 26

The commenter asked if the agencies [CDFG or ACOE] are looking into whether or not mitigation is being satisfied and if the City gets involved. The City noted that if there is a problem CDFG or the ACOE will come out to a site. In the case of the NRMP, the City of Santa Clarita is not a responsible agency for implementation of mitigation measures. With regard to the issue of off-road vehicles, the City does get involved.

Response 27

The commenter asked who is responsible for notifying the agency if an issue arises. The timing of site visits by the CDFG or ACOE is dependent upon how the mitigation measure and subsequent timing measurement is worded (e.g., every six months or once a year for the next five years).

Response 28

The commenter asked if a certain agency can ask for greater requirements than the law requires. As explained by the City Attorney, each commenting agency is constrained by the legislation granting authority. So to the extent that it is a Species of Special Concern or protected status, they have a certain prescribed level of authority, and they can mandate things when it gets to a certain escalated level. Below that, they can make recommendations and suggestions. It then becomes the purview of the City to determine what to do with those recommendations and suggestions.

To the extent that there is feasible mitigation that could be undertaken to minimize some potential perceived impacts, can be explored by the City. But the City's ability to mandate those kinds of things is also going to be limited. The City is not a species protection organization. That is not the City's statutory authorization. Therefore, the ability to mandate that someone preserve and protect some species that has not been identified anywhere as protected is going to be constrained.

CITY OF SANTA CLARITA CITY COUNCIL JANUARY 25, 2005 TRANSCRIPT RESPONSES

Response 1

The commenter questioned the availability of electricity for the project. When queried through the Notice of Preparation process, Southern California Edison did not indicate that there were any supply issues with regard to the availability of electrical services for the project site.

The commenter discussed the worldwide impacts of global warming. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR's analyses, no further response can be provided.

Response 2

The commenter provided a flier stating that truck exhaust is the major source of cancer-causing toxins according to the AQMD and stated that trucks would be traveling on the Cross Valley Connector near the Emblem residential neighborhood. The potential air quality impacts of the project, including completion of the Cross Valley Connector, are analyzed in the Final EIR (April 2005) (Final EIR), including in Draft EIR, Section 4.4, Air Quality, and Final EIR Topical Response 5: Air Quality; see especially Draft EIR Section 4.4, pp. 4.4-17–40 for a discussion of potential health effects of air pollutants. Although the Final EIR (concludes that the project would have significant and unavoidable air quality impacts due to mobile source emissions, which are under the control of the State of California, not the City of Santa Clarita, the regional study prepared by Environ International Corporation (see Final EIR **Appendix B**) concluded that the majority of the ozone and particulate matter air pollution in the Santa Clarita Valley is caused by transport of those pollutants into the Santa Clarita Valley from other parts of the South Coast Air Basin by weather conditions, and that the uses in the Santa Clarita Valley generate a relatively small portion of the Santa Clarita Valley's ozone and particulate matter pollution. The conclusions of this study have been confirmed, overall, by the study recently released by the South Coast Air Quality Management District entitled, *Santa Clarita Valley Subregional Analysis* (November 2004). In addition, it should be noted that state and federal agencies are imposing new standards and regulations and instituting voluntary programs to help reduce emissions from diesel-powered on- and off-road vehicles, which, in turn, will help reduce ozone and particulate matter levels. Since the adoption of the Clean Air Act in 1970, air quality across the nation, and in the Los Angeles area (from which air pollution is transported to the Santa Clarita Valley), has improved and recently, in particular, violations of federal standards for

ground-level ozone are down in California, according to air quality data compiled by the California Air Resources Board. See, for example, the air quality articles and information contained in Final EIR **Appendix K, Project Revisions and Additional Information**.

Response 3

The commenter stated that no one from AQMD spoke to the issue of air quality pertaining to the Santa Clarita Valley, and that there was no discussion of the Santa Clarita Valley's largest problem, poor air quality. Please see **Response to Comment 2**, immediately above. Additionally, although the SCAQMD was not asked to speak to the Planning Commission, the SCAQMD did comment to the Draft EIR, and responses were prepared and are located in the Final EIR.

Response 4

The commenter requested that the City Council prepare an independent study on the impacts of the recent high water flows in the Santa Clara River caused by the series of rainstorms in January 2005 as related to this project. An independent analysis has already been undertaken by the City in the preparation of the Final EIR, as the EIR was prepared under the City's direction. Potential hydrology impacts on the river and surrounding areas were addressed extensively in the Final EIR, at Draft EIR Section 4.2, Flood; Section 4.8.1, Water Quality; and Section 4.20, Floodplain Modifications; and in Revised Draft EIR Section 4.6, Biological Resources, and associated technical reports. Based on these analyses, the Final EIR concludes that, as the project is designed, it will not cause significant flood impacts. In addition, please see **Responses to Letters 17** (Friends of the Santa Clara River, April 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR. Further, as the commenter noted, flooding did not occur in the Santa Clara River in locations where buried bank stabilization had previously been installed. Please see Final EIR **Project Revisions and Additional Information**, which discusses this information.

Response 5

The commenter stated that it is difficult for the public to be available to comment on the West Creek project before the County of Los Angeles on the same day as the Santa Clarita City Council is holding its hearing on the Riverpark project. The commenter requested that the City try to coordinate with the County so as not to have projects proposed by the same developer with similar topical issues heard on the same day. This comment is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft or Final EIR's analyses, no further response can be provided.

Response 6

The commenter stated that there have been some positive changes in the plans for the Riverpark project since the initiation of Planning Commission review. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR's analyses, no further response can be provided.

Response 7

The commenter stated concerns that the proposed project impinges on the natural functioning of the river and causes unmitigable damage to both water quality and aquatic habitat, as well as increasing flood risks. The project's potential impacts on river functions, water quality and aquatic habitat have been analyzed in the Final EIR, including, without limitation, in Revised Draft EIR Section 4.2, Flood, Section 4.6, Biological Resources, Section 4.8.1, Water Quality, and Section 4.20, Floodplain Modifications, and in the associated technical reports, which analyses adequately address the commenter's concerns. In addition, please see **Responses to Letters 17** (Friends of the Santa Clara River, April 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 8

The commenter acknowledged that buried bank stabilization held up in the recent rains, but they were, at the most, four years old. The commenter noted that concrete fails all of the time in Los Angeles County. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR's analyses, no further response can be provided.

Response 9

The commenter stated that the only thing that does not fail to protect banks is natural vegetation because it renews itself and repairs itself just by growing. The commenter also noted that it is the best way to slow flood waters and can hold up against faster rushing waters. As discussed in the Final EIR (see, e.g., Revised Draft EIR Section 4.6, Biological Resources, at p. 4.6-80), most areas subject to bank stabilization

will be immediately revegetated with native plant species similar to that being removed. All graded areas associated with the buried bank stabilization will be returned to naturalized contours. Mitigation Measure 4.6-1, from the Natural River Management Plan (NRMP), provides a number of measures that will minimize impacts of bank stabilization on natural resources. According to a more recent evaluation prepared by URS, entitled, *Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan Area – Summary* (Final EIR **Appendix C**), when bank stabilization (buried bank stabilization), implemented in accordance with the NRMP, is placed in the Santa Clara River floodplain upland from the active channel and terrace geomorphological units of the river, the bank stabilization has had no significant adverse impacts on the hydrologic and ecological functions of the riparian system. In fact, this report concludes that bank stabilization (such as that proposed by the Riverpark project), when implemented in accordance with the NRMP, including implementation of native plant restoration, resulting increased buffer, creates “high” habitat value and that protects the river from sediment erosion.

Further, the Final EIR, including, for example, at Draft EIR Sections 4.2, Flood, 4.8.1, Water Quality, and 4.20, Floodplain Modifications, together with the associated technical reports, thoroughly addresses potential erosion and sedimentation impacts. These analyses have been supplemented by the *Additional Hydrology and Water Quality Analyses for the Riverpark Project* prepared by GeoSyntec (Final EIR **Appendix G**), and the URS evaluation, discussed above. Finally, please see **Responses to Letters 17** (Friends of the Santa Clara River, April 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 10

The commenter stated that banks in Los Angeles County that she had observed failed in areas that had been stripped of natural vegetation or areas that had natural vegetation but were immediately downstream from concrete areas. As discussed in **Response 9**, above, in the Riverpark project banks will be revegetated with native plant species and, therefore, will not be stripped of natural vegetation. Please see **Response 9**, above.

Response 11

The commenter stated that everyone has seen areas of bridge abutments and culverts across creeks that have “blown out” sections immediately downstream of the concrete, but that we have not changed the way that we do things, in terms of bank stabilization. With regard to bridge abutments, the County of Los Angeles will not allow any type of bank stabilization other than concrete at bridge abutments.

Additionally, even with the recent heavy rains, areas in the Santa Clara River upstream and downstream from bridge abutments or embankments or from projects that have incorporated buried bank stabilization did not realize the “blow-out” effects as described by the commenter. In addition, please see **Responses 4, 7 and 9**, above, and **Responses to Comment Letters 17** (Friends of the Santa Clara River, April 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), **22** (Sierra Club, May 2004), **25** (Heal the Bay, May 2004), **26** (Teresa Savaikie, May 2004), and **44** (Friends of the Santa Clara River, March 2004) in the Final EIR.

Response 12

The commenter noted that although the Riverpark project was revised and did pull out of the floodplain in many places, there is still more that can be done. The comment expresses the opinions of the commenter. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response 13

The commenter noted that the project still includes 15 homes in the floodplain and that she would be worried about buying one of them. The City Engineering Division representative responded to a similar comment (see Final EIR **July 20, 2004 Planning Commission hearing transcript**, pp. 84–89), and indicated that the FEMA line is the 100-year flood line established for flood insurance purposes, and that, in order to have flood insurance for structures within the FEMA line, the structure must be built at the level of the 100-year flood, plus 1 foot, and in some situations plus 2 feet. Therefore, any building that takes place within the FEMA flood line must be built above the 100-year flood line, in order to avoid damage during a 100-year storm. When the City meets the FEMA flood insurance requirements, and if there are damages from flooding, then FEMA assistance would become available. Moreover, on or about January 12, 2005, FEMA issued a Conditional Letter of Map Revision to the City for the Riverpark project, by which FEMA conditionally approved revising the Flood Insurance Rate Map to acknowledge the flood protection that the project would provide. Based on the flood control improvements associated with the project, FEMA has determined that the proposed Riverpark project meets the minimum floodplain management criteria for the National Flood Insurance Program. For a copy of this letter, please see Final EIR **Appendix J, Hydrology**. Consequently, once the project is built, and the bank stabilization installed, FEMA will make a final determination to revise the Flood Insurance Rate Map to exclude the proposed 15 residential units from the FEMA floodplain.

Response 14

The commenter stated the vegetative buffer zones are the best way to protect both creek banks and water quality. Please see **Response 9**, above.

Response 15

The commenter urged the City Council to ask the Riverpark developer to remove everything from the floodplain and to maintain natural vegetated riverbanks instead of buried bank stabilization. Please see **Responses 9 and 13**, above.

Response 16

The commenter reminded the City Council of how she previously brought baby fish and toads to the Council, which she claimed to have found on the North Valencia No. 2 site in areas that were not a part of the NRMP. The North Valencia No. 2 project was approved by the City of Santa Clarita in January of 2000, and is not part of the proposed Riverpark project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft EIR's analyses, no further response can be provided.

Response 17

The commenter urged the City to contact Fish and Game officials to speak with them about the areas that she claimed were not mitigated on the North Valencia No. 2 site or through the NRMP. Please see **Response 16**, above.

Response 18

The commenter requested that Newhall Land and Farming Company "make up for that habitat loss" in the North Valencia No. 2 site on the Riverpark site. Please see **Response 16**, above.

Response 19

The commenter stated that she has seen employees of Newhall land and Farming dewatering tributaries, but did not provide any evidence of this. The commenter also noted that although no final decisions

have been made by the U.S. Fish and Wildlife Service, proposed critical habitat for arroyo toads includes portions of the North Valencia No. 2 site, but not the Riverpark site. Please also see **Response 16**, above.

Response 20

The commenter noted that although the County of Los Angeles required the West Creek project to mitigate for the spadefoot toad, no such mitigation was required by the City for the North Valencia No. 2 project. Consequently, she believes that the City is owed more mitigation for loss of habitat to this species. Please see **Response 16**, above.

Response 21

The commenter did not feel that it was appropriate to relocate the blacktail jackrabbit just because it is allowed, because the citizens will miss this important biological resource. The commenter further stated that the blacktail jackrabbit is a large hare that one might confuse for a bobcat. The comments above reflect the opinion of the commenter. This comment is acknowledged and will be forwarded to the decision makers for their consideration.

Response 22

The commenter stated that a mountain lion has been seen roaming in the City near the Jefferson Apartments and that nothing is being done to mitigate for the fact that the project site is part of his home range. This species was one of those addressed in the Final EIR (see, e.g., Revised Draft EIR Section 4.6, Biological Resources), but not found on site, which has no suitable denning locations, although it may have been part of this species' home range. The Riverpark project maintains the Santa Clara River as open area, which serves as a wildlife corridor for, among other species, large mammals such as this one. Please see Revised Draft EIR Section 4.6, including, without limitation, its analysis of potential impacts on wildlife corridors.

Response 23

The commenter acknowledged that improvements have been made to the project, which is desirable. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not raise any other CEQA issue, no further response can be provided.

Response 24

The commenter does not agree with the Planning Commission's determination that the project is innovative. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 25

The commenter contended that the project is mainly being built to complete the Cross Valley Connector and the Newhall Ranch Road/Golden Valley Road Bridge. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Final EIR or raise any other CEQA issue, no further response can be provided.

Response 26

The commenter stated that the Cross Valley Connector will bring more cars and a bigger traffic jam than before, and the models would demonstrate this. As explained in the Draft EIR Section 4.3, Traffic/Access, at pp. 4.3-18-19, a method in which to model the improvement of surrounding intersections due to the implementation of the Cross Valley Connector involves the comparison of two scenarios: Scenario 1 – Interim Year/No Riverpark project and No Cross Valley Connector (Riverpark portion); and Scenario 2 – Interim Year/Riverpark project and Cross Valley Connector (portion through Riverpark). The interim year is generally 10 years into the future and would include additional traffic generated by projected ambient growth during that time frame.

The respective intersections and the comparison are as follows:

- Bouquet Canyon Road/Soledad Canyon Road – In Scenario 1, the intersection of Bouquet/Soledad would operate at LOS D in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would operate at an LOS C in the AM peak hour and LOS E in the PM peak hour, a marked improvement over operating conditions in Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- McBean Parkway/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, the respective LOS in the AM and PM peak hour remain at the same grade (LOS D), with minor improvement. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).

- Bouquet Canyon Road/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS E in the PM peak hour. In Scenario 2, the LOS would improve, though remain at LOS D in the AM peak and improve in the PM peak hour to LOS D. Overall, intersection operations would improve in Scenario 2 as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- Seco Canyon Road/Bouquet Canyon Road – In Scenario 1, this intersection would operate at LOS E in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would remain at LOS E in the AM peak hour but would improve significantly to LOS D in the PM peak hour. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- Valley Center Drive/Soledad Canyon Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, this intersection would operate at LOS B in the AM peak hour and LOS B in the PM peak hour, again a significant improvement as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).

Please see **Topical Response 6: Traffic** in the Final EIR.

Response 27

The commenter provided his recollection of previous plans for the Riverpark site. The commenter then suggested that a large part of the project could be used to create a park that would connect to the Central Park site to be similar to a Griffith Park counterpart. Additionally, the money that would be used for the Cross Valley Connector could be used for other items. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 28

The commenter stated that people are ignoring the fact that this project is “killing off” beautiful riparian areas and that herds of deer run through the project. Contrary to the commenter’s opinions, the Final EIR, including, without limitation, in Revised Draft EIR Section 4.6, Biological Resources, Section 4.8.1, Water Quality, and Section 4.20, Floodplain Modifications, together with the associated technical reports in Appendices 4.6, 4.8, and 4.20, and Final EIR **Appendices C and G** (*Hybrid Functional Assessment for Riverpark*, prepared by Glenn Lukos Associates, and *Additional Hydrology and Water Quality Analyses for the Riverpark Project*, prepared by Geosyntec, respectively), analyzes in detail the project’s potential impacts on riparian and biological resources, and imposes feasible mitigation.

Response 29

The commenter expressed his opinion that if more of the project site could be devoted to creating additional parkland, the project would still be profitable. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the EIR or raise any other CEQA issue, no further response can be provided.

Response 30

The commenter asked how many projects Newhall Land and Farming had, and if the City doesn't already have, enough regional housing. Regional housing needs are addressed in the Final EIR, including, without limitation, in Draft EIR Section 2.0, Environmental and Regulatory Setting, Section 4.7, Land Use, and Section 4.17, Population/Housing/Employment, which concludes, among other things, that housing proposed by the project is consistent with the City's General Plan land use designations for the site and does not represent substantial growth or concentrations of population. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Final EIR or raise any other CEQA issue, no further response can be provided.

Response 31

The commenter indicated that he was in opposition to the project and will probably move because of the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 32

The commenter stated his disappointment with the Planning Commission recommendation to approve the project, and his opinion that only Commissioner Trautman listened to the concerns of project opponents. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided. Nevertheless, it should be noted that the City has prepared a written response to each comment made on the Draft and Final EIR, and that all such comments and responses are contained in the Final EIR.

Response 33

The commenter stated that this project was going to “tear up” the environment and add to the existing overcrowding. All potential short-term and long-term impacts of the Riverpark project are fully discussed in the Draft Riverpark EIR, Revised Draft Riverpark EIR, Biological Resources, and Final EIR. The City’s General Plan would allow for approximately 3,000,000 to 13,000,000 square footage (with a small portion of that for industrial square footage) and roughly 3,000 to 15,000 dwelling units. As proposed, the revised project includes 1,089 dwelling units and 1,600 square feet of commercial uses- well below that currently allowed under the City’s General Plan. Consequently, the project would not cause or create any population or housing not previously anticipated by the City.

Response 34

The commenter asked the City Council to look inside themselves and do the right thing for Santa Clarita by denying the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 35

The commenter stated that the Cross Valley Connector was the number one priority for the City over the past several years. The commenter stated that the Riverpark project contains a crucial component in the completion of this roadway, and that transportation improvements remain at the top of the list of citizen demands. The commenter further congratulated City engineers for the good performance of the bank stabilization techniques used in areas adjacent to the project site during the series of rainstorms in January of 2005. These comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Final EIR or raise any other CEQA issue, no further response can be provided.

Response 36

The commenter noted the project changes that have occurred during the review process, and the benefits that the project would bring, including additional housing, land dedications for roads and contributions to the Bridge and Thoroughfare District, relocation of the majority of affected oak trees and dedication of oak tree habitat to the City, re-routing of the equestrian trail, dedication of parkland and trails, mitigation of impacts on adjacent areas, and other biological resource mitigation. The commenter urged approval of

the project. These comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 37

The commenter stated that it had been several years since he had appeared before the City Council and yet he is still hearing that Newhall Land is the bringer of evil to the valley and it is the same old story. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 38

The commenter noted that people like living in Valencia, and that no one says they don't like the mall, the Hyatt, the Conference Center, Valencia Marketplace, the Woodlands, Bridgeport, Creekside or Westridge, yet it is the same story with people asking the City Council to reject positive residential and the infrastructure improvements that Riverpark would provide. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Final EIR or raise any other CEQA issue, no further response can be provided.

Response 39

The commenter indicated there is now an opportunity to realize the Cross Valley Connector through approval of the project, and the chance could wash away if the opposition has its way. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 40

The commenter stated that he believes that public safety demands that this roadway [Cross Valley Connector] get built, as it is very hard to travel east and west in the valley, especially on Soledad Canyon Road. The commenter believes that the connection of Interstate 5 (I-5) to State Route 14 (SR-14) is critical from a transportation perspective, as well as for the economy and commerce. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the

commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 41

The commenter commended Newhall Land and Farming for the efforts made in the public/private partnership for bringing the roadway to the valley. The commenter stated that he understood that there were important things to consider with regard to the river but and it is time for the road to be built for the residents. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 42

The commenter stated that he feels that the Riverpark project is a good project, that the Cross Valley Connector is necessary, and that, as far as he knows, Newhall has done everything it promised to do in the past. The commenter stated that he does not know of a bad project that Newhall Land and Farming was affiliated with. The commenter felt that the project was good for the community. These opinions/comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 43

The commenter stated that he has followed the project for the past year and that, in its current form, the project is good and he supports it. The commenter stated he feels that the road [Cross Valley Connector] is well deserved and is necessary especially in times of an emergency when I-5 and SR-14 are congested and it would be the only route through town. These opinions/comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 44

The commenter indicated that she is currently working with the project applicant because her home is adjacent to and shares a boundary with the project site. The project applicant and the commenter have reached a tentative agreement with regard to a wall and landscaping between the nose of the ridgeline

and the commercial wall behind the Bouquet Center, to block noise impacts from the existing Bouquet commercial center. Please see **July 20, 2004 Planning Commission hearing transcript**, pp. 37–38, 43–44, 57, 71–72, and **August 31, 2004 Planning Commission hearing transcript**, p. 67.

Response 45

The commenter stated that the construction of the Bouquet Center was a County action prior to the City incorporating. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 46

The commenter presented an analogy of a camping trip with red ants and how her concerns about her property may seem like a little ant irritating a large project, but that she expects better things of the City and of Newhall. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 47

The commenter stated that she has not been assured yet that she would not have her viewshed ruined by the hill as well as weed maintenance and telephone pole easements. Please see **January 25, 2005 City Council hearing transcript**, p. 48. Please also see **July 20, 2004 Planning Commission hearing transcript**, pp. 37–38, 43–44, 57, 71–72, and **August 31, 2004 Planning Commission hearing transcript**, p. 67.

Response 48

The commenter stated that she has seen the herd of deer running and she urged that as much protection should be provided as possible. Please see **Response 28**, above.

Response 49

The commenter indicated that he is owner of the Saugus Speedway and is concerned about the impact that the project would have on his business. His business has special events that make noise and he recommends that the City Council incorporate the Planning Commission's recommendation that new

purchasers of property in the project be notified in Covenants, Conditions and Restrictions (CC&Rs) of the presence of the Saugus Speedway across the river. The Planning Commission adopted Condition PL10, which requires the applicant to provide a disclosure statement on the title report of each residential property informing all future homeowners of the existing Saugus Speedway use that is located across the Santa Clara River on Soledad Canyon Road. Moreover, Draft Riverpark EIR Section 4.5, Noise recommends mitigation to address the notification concerns voiced by the commenter:

“4.5-25 Prior to sale of any single-family residential lot within Riverpark, future homeowners shall be informed via language in the disclosure documents the presence of the Saugus Speedway facility, the types of events that can potentially occur at the speedway, the expected frequency of their occurrence, and that noise from events at the speedway may be intermittently audible at their properties during daytime, evening, and late night hours.”

Response 50

The commenter asked how the City was addressing lighting issues so as to not affect the Santa Clara River. The Final EIR, at Draft EIR Section 4.16, Visual Resources, recommends mitigation that addresses lighting spillage issues:

“Mitigation Measure 4.16-2: All parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light ‘spillage’ and glare.”

Response 51

The commenter requested assurance that no homes would ever be affected by the worst storm, and asked whether the 15 homes currently within the floodplain are in danger of flooding. Please see **Response 13**, above.

Response 52

The commenter requested clarification as to when the construction of the Newhall Ranch Road segment would occur in relation to construction of the residential units. Condition EN55 approved by the Planning Commission and recommended to the City Council provides:

“EN55. Prior to the issuance of the 501st residential occupancy permit, all roadways listed below shall be in place and functional.

- a. NEWHALL RANCH ROAD
Bouquet Canyon Road to Newhall Ranch Road /Golden Valley Road Bridge
New four-lane roadway graded to full width (ROW per approved site plan dated January 28, 2004) with sidewalks, Class I Bike Trail, and raised landscaped medians at ultimate locations.
 - b. NEWHALL RANCH ROAD/GOLDEN VALLEY ROAD BRIDGE
New bridge (ROW per approved site plan dated January 28, 2004) with two travel lanes in each direction, Class I Bike Trail, and sidewalk on one side.
- 4.3-2 Two future major arterial roadways pass through the project site (Newhall Ranch Road and Santa Clarita Parkway) and are identified as traffic improvements in the Bouquet B&T District. The project shall construct the portions of these arterials that are located within the site boundary to accommodate the project generated traffic; that is a total of two vehicular lanes (one in each direction) on both Newhall Ranch Road and Santa Clarita Parkway. Santa Clarita Parkway shall be extended from its intersection with Newhall Ranch Road, south approximately 1,500 linear feet.

The applicant can occupy up to 500 units with the construction of an extension of Newhall Ranch Road easterly to the furthest access point needed for the 500 units. This extension of Newhall Ranch Road for the occupancy of 500 units shall include a total of two vehicular lanes (one in each direction).

Prior to occupancy of the 501st unit, Newhall Ranch Road from Bouquet Canyon Road to the Soledad Canyon Road 'flyover,' including the Newhall Ranch Road/Golden Valley Road Bridge, shall be constructed and operational with a total of two vehicular lanes (one in each direction)."

Response 53

The commenter requested the daily vehicle trips for Newhall Ranch Road. Draft Riverpark EIR Section 4.3, Traffic/ Access, Figure 4.3-15, entitled, Average Daily Traffic Volumes – Santa Clarita Valley Buildout Scenario with Project, depicts Newhall Ranch Road within the project site at 42,000 ADT.

Response 54

The commenter stated that he does not want to see another Bouquet Junction/Soledad Canyon congestion situation at the proposed Newhall Ranch Road/Bouquet Canyon Road intersection. Draft Riverpark EIR Section 4.3 Traffic/Access provides mitigation addressing the Newhall Ranch Road/Bouquet Canyon Road intersection as follows:

- 4.3-6 Bouquet Canyon Road/Newhall Ranch Road: Add second southbound left-turn lane. Temporary configuration to consist of three northbound left-turn lanes, three northbound through lanes and two westbound right-turn lanes. Will revert to two northbound left-turn

lanes, four northbound through lanes, and one westbound right-turn lane (existing configuration) when Cross Valley Connector is completed.

- 4.3-11 Bouquet Canyon Road and Newhall Ranch Road: Add fourth eastbound through lane and add fourth westbound through lane.

These measures will mitigate impacts at this intersection to less than significant.

CITY OF SANTA CLARITA CITY COUNCIL MARCH 22, 2005 TRANSCRIPT RESPONSES

Response 1

The commenter believed that the project applicant has been a good developer for many years, and they have built the best neighborhoods in the community. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 2

The commenter was of the opinion that the road [Cross Valley Connector] was a good road and that it would significantly reduce the number of cars at the Bouquet Canyon Road and Valencia Boulevard intersection and that the roadway would bring an enormous change. These comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 3

The commenter expressed her opinion that the City has not been able to accommodate the out-of-control development that has been previously approved. The commenter stated that crime is skyrocketing and that the City has dropped down on the FBI "safest cities" list and that there has been a deterioration of quality of life in the valley. These comments are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 4

The commenter is of the opinion that her quality of life is worse when compared to the San Fernando Valley and that [the City] has the worst air quality. The commenter's statements regarding a comparison of quality of life issues are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

With regard to air quality, although the Final EIR concludes that the project would have significant and unavoidable air quality impacts due to mobile source emissions, which are under the control of the State of California, not the City of Santa Clarita, the regional study prepared by Environ International Corporation (see Final EIR **Appendix B**) concluded that the majority of the ozone and particulate matter air pollution in the Santa Clarita Valley is caused by transport of those pollutants into the Santa Clarita Valley from other parts of the South Coast Air Basin by weather conditions, and that the uses in the Santa Clarita Valley generate a relatively small portion of the Santa Clarita Valley's ozone and particulate matter pollution. The conclusions of this study have been confirmed, overall, by the study recently released by the South Coast Air Quality Management District, entitled, *Santa Clarita Valley Subregional Analysis* (November 2004). In addition, it should be noted that State and federal agencies are imposing new standards and regulations and instituting voluntary programs to help reduce emissions from diesel-powered on- and off-road vehicles, which, in turn, will help reduce ozone and particulate matter levels. Since the adoption of the Clean Air Act in 1970, air quality across the nation, and in the Los Angeles area (from which air pollution is transported to the Santa Clarita Valley), has improved and recently, in particular, violations of federal standards for ground-level ozone are down in California, according to air quality data compiled by the California Air Resources Board. See, for example, the air quality articles and information contained in Final EIR **Appendix K, Project Revisions and Additional Information**.

Response 5

The commenter stated that [the City] has contaminated water. For information responsive to this comment, please see, for example, **Topical Response 2: Groundwater Supplies and Perchlorate** and **Topical Response 4: Newhall County Water District Resolution** in the Final EIR. Please also see **Topical Response 7: Urban Water Management Plan, as Amended, and Related Issues**.

Response 6

The commenter stated that [the City] has overcrowded schools. With regard to schools becoming more crowded, please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 7

The commenter noted that there were no schools proposed for the Riverpark project and that the commenter was aware of how the William S. Hart Union School District works. Please see **Response 6**, above. The comment is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 8

The commenter states that the William S. Hart Union School District will implement Mello-Roos financing onto the homeowners and by using this process they get overcrowding of schools. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 9

The commenter is of the opinion that the project should be slowed down, especially as it is located close to the river. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR, which thoroughly analyzed all project impacts on the river, or raise any other CEQA issue, no further response can be provided.

Response 10

The commenter stated that they know rivers and that rivers change their channels all of the time. The commenter questioned who would be responsible when the river changes its course and takes out homes. The project primarily encroaches upon the existing FEMA flood hazard area with residential lots 338 through 352 along the southern site boundary. This potentially significant impact would be mitigated by the installation of the buried bank stabilization that would protect the above-noted residential units from floodwaters and subsequent impacts, and consequently would remove these units from the potential for flooding. The project has been redesigned to pull back from the river even further when compared to the proposed project. Please also see **Response 43**, below, regarding FEMA flood protection. In addition, please see **Responses to Comment Letters 17** (Friends of the Santa Clara River, April 2004), **18** (SCOPE, May 2004), **20** (Ventura Coastkeeper, May 2004), and **25** (Heal the Bay, May 2004), in the Final EIR.

Response 11

The commenter stated that homes are falling off cliffs everywhere. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not

specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 12

The commenter stated that the City Council wants the Cross Valley Connector. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 13

The commenter stated that the project cannot mitigate traffic impacts. The commenter's statement is not completely accurate. Please see Draft EIR Section 4.3, Traffic/Access pp. 4.3-53-56 that proposes mitigation that will mitigate some of the project's impacts. The revised project is also projected to generate approximately 11,600 ADT (average daily trips), with 732 occurring in the AM peak hour and 1,104 occurring in the PM peak hour (see Austin Foust Associates, Inc. memorandum dated February 21, 2005, with attached Table 1 included in the April 2005 Final EIR [Final EIR] **Appendix K**), as compared to the original project's 13,300 ADT, with 803 occurring in the AM peak hour and 1,247 occurring in the PM peak hour (Draft EIR Section 4.3, Traffic/Access). Thus, as compared to the original project (and rounded), the revised project will generate overall approximately 1,700 (or 13 percent) fewer ADT, with 70 (or 9 percent) fewer trips occurring in the AM peak hour, and 145 (or 12 percent) fewer trips occurring in the PM peak hour. Each of the impacted intersections identified in the Draft EIR was analyzed again, to determine whether these reductions in ADT would reduce the level of the impacts identified in the Draft EIR. This analysis concluded that these reductions would not eliminate any of the impacts previously identified for the original project, and in particular would not reduce the level of any of the previously identified significant impacts, and that, as a result, the conclusions reached in the Draft EIR would apply to the revised project. Since the revised project, while reducing traffic impacts, would still have the same unavoidable significant traffic impacts as were addressed in the Draft EIR, a Statement of Overriding Considerations for traffic would still be required if the City approves the revised project.

Response 14

The commenter stated that the City Council would never catch up with what is occurring unless development is stopped. The comment is acknowledged and will be forwarded to the decision makers for

their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 15

The commenter thanked the City Council for adopting the Cross Valley Connector, as she believes that it is the most important thing that has been approved by the City in the last three years. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 16

The commenter stated that she believed that the project revisions and modifications/improvements have been responsive to the community and that these changes may lead to an award for being the most responsive to environmental concerns. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 17

The commenter stated that the Cross Valley Connector is a vital component necessary to serve the Santa Clarita Valley and the Riverpark project demonstrates how the roadway can be accommodated while still maintaining a good quality of life. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

The commenter also stated that the project applicant is building fewer than 1,100 homes when they could be building more than 3,000. The City's General Plan would allow for approximately 3,000,000 to 13,000,000 square footage (with a small portion of that for industrial square footage) and roughly 3,000 to 15,000 dwelling units. As proposed, the revised project includes 1,089 dwelling units and 16,000 square feet of commercial uses—well below that currently allowed under the City's General Plan.

Response 18

The commenter stated that the project applicant was placing more land into parks and construction and they have modified the entire project to be responsive to the needs of the community. The proposed project has been revised to accommodate additional parkland and open space with the following:

- The plan for the 29-acre park has been changed as recommended by the City's Parks and Recreation Commission, by relocating the drainage to the western boundary of the active area of the park, so that it would no longer bisect the active area; changing the shape of the active park, and widening it to create the best use of the developed active park; relocating 5 homes to the other side of street 'M' to provide over 300 feet of additional street frontage; adding a drivable pathway to allow police and emergency vehicles a route to pass through the park; adjusting the southern grade of the active park to bring the grade of the park to closer to street level, resulting in the relocation of two non-heritage oak trees within the developed portion of the park; and relocating the private recreation area in Planning A1 to a site adjacent to the public park;
- Additional open space areas will be donated to the City, including approximately 14 acres of open space on the project site next to Central Park; approximately 150 off-site acres of the South Fork of the Santa Clara River; the 141-acre "Round Mountain Property," including approximately 37 acres of Significant Ecological Area (SEA) for the Santa Clara River; and approximately 2.6 acres generally located at the northwest corner of Newhall Ranch Road and Grandview Drive; and
- 24.27 acres out of the 61.1 acres of the North Valencia 2 Upland Preserve Area (as defined in Paragraph 6 of Section III, subsection B, of the North Valencia 2 Project Annexation and Development Agreement 98-001 [October 2000]) will be donated to the City.

Response 19

The commenter stated that she felt that the river area would be safe as evidenced by the success of bank stabilization elsewhere in the City. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft and Final EIR or raise any other CEQA issue, no further response can be provided.

Response 20

The commenter stated that the personalization of the wildlife corridor, accommodations to the Emblem neighborhood t are all important for the construction of the project. The opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 21

The commenter believed that the project should move forward as it is important to the community as was evidenced in the presentation on Mobility 21 and support was received from other cities in North County. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 22

The commenter acknowledged revisions to the project with regard to FEMA requirements, and building requirements and codes, but nonetheless felt that the project would be detrimental to the quality of life in terms of traffic, pollution, overcrowding. The commenter felt that the only way to completely eliminate these impacts would be to deny the project. The opinion is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR, where the project's potential impacts on, among other areas, traffic, air pollution and population and housing was extensively analyzed, or raise any other CEQA issue, no further response can be provided.

Response 23

The commenter stated that although there would be a quick influx of funds to the City (\$30,000 for the sign and the Cross Valley Connector), the resulting expenses to support the population increase and problems associated with traffic and schools (as none are planned for the site) will create a long-term burden on existing residents. With regard to schools, please see **Response 6**, above. With regard to the project's potential impacts on traffic, please see Draft EIR Section 4.3, Traffic/ Access, and **Appendix 4.3**, Final EIR (December 2004) **Topical Response 6: Traffic**, and Final EIR (April 2005). With regard to the project's potential impacts on population, housing and employment, please see Draft EIR Section 4.17, Population/Housing/Employment. With respect to the project's potential impacts on public services, please see Draft EIR, Section 4.8, Water Service, Section 4.9, Solid Waste, Section 4.10, Education, Section 4.11, Libraries, Section 4.12, Parks and Recreation, Section 4.13, Fire Services, Section 4.14, Sheriff Services, and Section 4.21, Wastewater. The commenter's statements with regard to purely economic impacts are not evaluated within the Draft or Final EIR. *CEQA Guidelines* Section 15131 states:

“(a) Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a

project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes.”

Response 24

The commenter stated that although the Cross Valley Connector was mentioned as a big major thing for the City, in reality it would only create more choke points for traffic. However, in fact, the completion of the Cross Valley Connection will substantially improve east-west traffic congestion in the City. As explained in the Draft EIR Section 4.3, Traffic/ Access, at pp. 4.3-18–19, a method in which to model the improvement of surrounding intersections due to the implementation of the Cross Valley Connector involves the comparison of two scenarios: Scenario 1 – Interim Year/No Riverpark Project and No Cross Valley Connector (Riverpark portion); and Scenario 2 – Interim Year/Riverpark Project and Cross Valley Connector (portion through Riverpark). The interim year is generally 10 years into the future and would include additional traffic generated by projected ambient growth during that time frame.

The respective intersections and the comparison are as follows:

- Bouquet Canyon Road/Soledad Canyon Road – In Scenario 1, the intersection of Bouquet/Soledad would operate at LOS D in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would operate at an LOS C in the AM peak hour and LOS E in the PM peak hour, a marked improvement over operating conditions in Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- McBean Parkway/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, the respective LOS in the AM and PM peak hour remain at the same grade (LOS D), with minor improvement. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- Bouquet Canyon Road/Newhall Ranch Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS E in the PM peak hour. In Scenario 2, the LOS would improve, though remain at LOS D in the AM peak and improve in the PM peak hour to LOS D. Overall, intersection operations would improve in Scenario 2 as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- Seco Canyon Road/Bouquet Canyon Road – In Scenario 1, this intersection would operate at LOS E in the AM peak hour and LOS F in the PM peak hour. In Scenario 2, this intersection would remain at LOS E in the AM peak hour but would improve significantly to LOS D in the PM peak hour. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).
- Valley Center Drive/Soledad Canyon Road – In Scenario 1, this intersection would operate at LOS D in the AM peak hour and LOS D in the PM peak hour. In Scenario 2, this intersection would operate at LOS B in the AM peak hour and LOS B in the PM peak hour, again a significant improvement as compared to Scenario 1. Please see City of Santa Clarita Riverpark Staff Report, June 15, 2004 (Final EIR **Appendix I**).

Please see **Topical Response 6: Traffic** in the Final EIR.

Response 25

The commenter stated that it takes about thirty minutes to travel from Bouquet Canyon Road to I-5 in morning rush hour traffic. He mentioned that it took him 45-minutes to travel from Vons to the Central Post Office, through Valencia Boulevard back to his home. Please see **Response 24**, above. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 26

The commenter stated that current conditions are bad enough now with all of the existing developments that have been approved. Please see **Response 24**, above. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 27

The commenter believed that the main reason for this project was to build the Cross Valley Connector to move travel from the eastside to Newhall Ranch. He has concern that the Cross Valley Connector will have so much cross valley traffic not connected with Santa Clarita, that there will be no real benefit from putting it in. With regard to traffic implications of the Cross Valley Connector please see **Response 24**, above. With regard to the commenter's statements regarding the real purpose of the Cross Valley Connector, the comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 28

The commenter stated that he hated to see the river developed. The proposed project is not developing the river. Please see Draft EIR Section 1.0, Project Description, Figures 1.0-4–1.0-9, which demonstrate that the proposed project does not develop the river.

Response 29

The commenter stated that this is an example of the political process polluted by money from the developers. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 30

The commenter stated that Riverpark is not an ordinary in-fill project. It has Southern California's last living river. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 31

The commenter acknowledged that there was great pressure for the road [Cross Valley Connector] but she was amazed that the City Council was unaware of 60,000 homes and associated 500,000 cars have been approved in the Valley. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 32

The commenter stated that cumulative impacts to the Santa Clara River from the headwaters to the ocean have not been addressed. Please see Draft EIR Sections 4.2, Flood, 4.8.1, Water Quality, and 4.20, Floodplain Modifications, Revised Draft EIR Section 4.6, Biological Resources, and Final EIR (December 2004) **Letter 17**, Friends of the Santa Clara River, **Response 2**, which summarizes the cumulative analysis conducted for the Riverpark EIR.

Response 33

The commenter referenced a feasibility study to be conducted by the Army Corps of Engineers. The commenter is concerned that \$8.2 million of taxpayer money would be allocated to this study when the river will be destroyed before the study is completed, or after. The comment is acknowledged and will be

forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 34

The commenter stated that animals need the upland areas as much as the river bottom. The commenter indicated that none of the projects along the river provide upland habitat. The commenter is incorrect. Please see Draft EIR Section 1.0, Project Description, Figures 1.0-4–1.0-6, which clearly depict the locations of upland preserve. In addition, the revised project site plan highlights that the bank stabilization has been relocated further back from the Santa Clara River in the area between the 29-acre park site and the commercial parcel, to preserve the mature riparian resources and create the 100-foot upland preserve throughout that area, excluding the portion affected by the proposed extension of Newhall Ranch Road, the alignment for which is fixed. Additionally, the Bridgeport project also located along the Santa Clara River incorporated upland habitat for wildlife.

Response 35

The commenter stated that if Riverpark is allowed then there is no open space. This comment is not accurate. The revised Riverpark project includes a total of 470.2 acres dedicated to recreation and open space uses and will also donate 318 acres of off-site open space acres.

Response 36

The commenter stated that trail repair is necessary on the North Valencia No. 2 site. The comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR or raise any other CEQA issue, no further response can be provided.

Response 37

The commenter stated that the North Valencia No. 2 project was a part of the Natural River Management Plan (NRMP) and the wetlands, streams, fish, frogs and birds were not addressed in the NRMP and Newhall Land still owes mitigation for that development. The North Valencia No. 2 project was approved by the City of Santa Clarita in January of 2000, and is not part of the proposed Riverpark project. This comment is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 38

The commenter believes that no one (City of Santa Clarita, Fish and Game, U.S. Fish and Wildlife, Army Corps, Newhall Land and their biologists) is going to be able to enforce any of the mitigation. In accordance with the *CEQA Guidelines* Section 15097 a mitigation monitoring plan must be adopted by the Lead Agency (City of Santa Clarita) to ensure that mitigation measures or project revisions are implemented and one will be adopted by the City should the project be approved.

Response 39

The commenter asked the City Council to improve her quality of life by voting no on the project. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 40

The commenter stated that she has spoken on other projects outside the City's boundaries and she has been told that nothing can be done. However, the Riverpark project is within the City limits. She stated that she believes that the project would be approved and it is disappointing. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 41

The commenter stated that the proposed project endangered wildlife but gives no supporting evidence to the comment. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 42

The commenter stated that because she is an elementary school teacher she knows for a fact that the project will cause overcrowding at schools. With regard to schools becoming more crowded, please see Final EIR **Appendix F**, for correspondence from both districts indicating no impacts to the school systems based upon development of the Riverpark project.

Response 43

The commenter stated that the project was going to be built in a floodplain and the project does not take into consideration the 100-year flood. Please see **Response 10**, above, with regard to development within the floodplain. Moreover, on or about January 12, 2005, FEMA issued a Conditional Letter of Map Revision to the City for the Riverpark project, by which FEMA conditionally approved revising the Flood Insurance Rate Map to acknowledge the flood protection that the project would provide. Based on the flood control improvements associated with the project, FEMA has determined that the proposed Riverpark project meets the minimum floodplain management criteria for the National Flood Insurance Program. For a copy of this letter, please see Final EIR **Appendix J, Hydrology**. Consequently, once the project is built, and the bank stabilization installed, FEMA will make a final determination to revise the Flood Insurance Rate Map to exclude the proposed 15 residential units from the FEMA floodplain. Flood hazards (including 100-year flood) concerning the proposed project were address in detail in Draft EIR Section 4.2, Flood, and in the hydrology technical reports in Draft EIR Appendix 4.2, and Final EIR **Appendix G**.

Response 44

The commenter indicated that the project showed no respect for wildlife or consideration for families who live in the area who will have to deal with the traffic and pollution that the project brings. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 45

The commenter believes that if the developer reduces the number of homes and financially contributes to the City, then it gets a rubber seal of approval. The commenter would like to have the City deny a project that is built within city limits, is in a floodplain that will bring more overcrowding, pollution and traffic.

This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 46

The commenter noted that the County [of Los Angeles] approved the West Creek project and she was unaware as to how many traffic trips that project would add to air pollution. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 47

The commenter stated that the proposed project was adding 13,000 trips per day and a Cross Valley Connector that would be filled up with cars. The revised project is projected to generate approximately 11,600 ADT (average daily trips), with 732 occurring in the AM peak hour and 1,104 occurring in the PM peak hour (see Austin Foust Associates, Inc. memorandum dated February 21, 2005, with attached Table 1 included in the April 2005 Final EIR [Final EIR] **Appendix K**), as compared to the original project's 13,300 ADT, with 803 occurring in the AM peak hour and 1,247 occurring in the PM peak hour (Draft EIR Section 4.3, Traffic/ Access). Thus, as compared to the original project (and rounded), the revised project will generate overall approximately 1,700 (or 13 percent) fewer ADT, with 70 (or 9 percent) fewer trips occurring in the AM peak hour, and 145 (or 12 percent) fewer trips occurring in the PM peak hour.

The comment concluding that the Cross Valley Connector would be filled with cars is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 48

The commenter states that the Cross Valley Connector would put air pollution through the valley instead of getting it in addition to L.A.'s air. Please see **Response 4**, above.

Response 49

The commenter stated that in regard to the West Creek project they were directed to find land to mitigate the loss of riparian habitat or they could remove *Arundo donax*, which in her opinion does not help. The West Creek project is not associated with the Riverpark project, and no further response can be provided. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR's analyses, no further response can be provided.

Response 50

The commenter stated that wetlands and riparian habitat are being lost and removing *Arundo donax* is not solving the problem. The commenter urged the City Council to read the mitigation requirements for West Creek and stated that money has been received from the Federal government to remove *Arundo donax* and they should not be allowed to double-dip. The West Creek project is not associated with the Riverpark project and no further response can be provided. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR's analyses, no further response can be provided.

Response 51

The commenter wanted to know what happened to the Significant Ecological Areas (SEA) and the ridgeline ordinance. The commenter supported incorporating the City because she thought that the City would protect the river, yet the floodplain gets raised and the animals have no where to go and development is allowed within 7,500 feet of the floodplain. This comment is unclear and, therefore, a detailed response cannot be provided. The Riverpark project has been fully analyzed taking into consideration the location of the SEA as is illustrated in Draft EIR Section 1.0, Project Description, Figures 1.0-4–1.0-9, detailing all planning areas of the proposed project. Analysis of project impacts to the SEA can be found in Riverpark Revised Draft EIR Section 4.6, Biological Resources, and Section 4.7, Land Use. Riverpark Draft EIR Section 4.16, Visual Resources acknowledged ridgelines on the project site:

“Two ridgelines classified by the City as secondary ridgelines cross a portion of the site and one ridgeline classified by the City as a secondary ridgeline occurs just north of the project site, but no primary ridgelines exist on the site.”

Section 4.7, Land Use also discusses project consistency with grading of ridgelines. Please see **Response 43**, above, with regard to raising land within the floodplain. With regard to development allowed within

7,500 feet, the commenter gives no standard as to which this figure is based upon. Therefore, no further response can be given. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 52

The commenter believes that people will look back on the City Council's actions and conclude that the City Council let endangered species be destroyed. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 53

The commenter stated that arroyo toads are being mitigated by moving them out of the project. The commenter also stated that the black-tailed rabbit is rare and mitigation is moving them out. The Riverpark Draft EIR does not proposed relocating arroyo toads as no arroyo toads were found on the project site. We are required to by the NRMP mitigation measures. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 54

The commenter stated that the SEAs were designed to accommodate wildlife. The commenter asked rhetorically if the reason why the City became incorporated was to fill the floodplain. Please see **Response 34**, above, which provides upland preserve areas for wildlife. The comment regarding reasons for City incorporation is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 55

The commenter stated that when houses are built on fill they fall apart during earthquakes. Riverpark Draft EIR, Section 4.1, Geotechnical Resources incorporates mitigation measures that address fill lots and earthquake shaking and impacts. This section concluded that with the incorporation of all mitigation measures into the project design, no significant environmental impact would occur.

Response 56

The commenter requested that at least two City Council member's recommend denial of the project as [Supervisor] Yaroslavsky was able to say no [to the West Creek project]. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 57

The commenter noted that she had previously addressed the City Council on the issue of water representing the Santa Clarita Valley Wells Owners Association, and it has been addressed thoroughly, but now she had another issue to address. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR's analyses, no further response can be provided.

Response 58

The commenter stated that the City read in a newspaper article that the City has one of the lowest levels of parks of many cities in the United States. The commenter stated that many people from outside of the City will ultimately come to the City for their parks and that The Trust for Public Land has secured more than \$200 million for parkland acquisition and preservation of open areas. Draft EIR Section 4.16, Parks and Recreation page 4.12-28 acknowledges, "...the City of Santa Clarita has 590 less acres of local parkland than is ideal." However, this section concludes that the Riverpark project will contribute land for parks, and the revised project donates additional land, some of which can also be used for parks. Comments regarding people outside of the City using City parks and The Trust for Public Land are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft/Final EIR analyses, no further response can be provided.

Response 59

The commenter suggested that, instead of a development, the Riverpark site should become a park site and, by doing so, groundwater and open space could be conserved and provide a legacy for generations. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 60

The commenter suggested not building any more homes as in a hundred years they would not be worth anything and a river park would be wonderful and the City Council would be looked upon as visionaries as opposed to rubber stampers. This opinion/comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 61

The commenter discussed the signing of a Landscape Maintenance Agreement with the project applicant that would satisfy her concerns with regard to Lot 526 and the hill behind Gavilan Drive. This comment is acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 62

The commenter stated that she is raising three children and has dealt with over-crowded schools, multi-track on and off and boundary changes, and she concludes that although she has lived in the same home she may as well have moved all over the place due to the overcrowding of schools. The commenter stated that the project does not include a school. She stated that with eleven hundred homes the project would generate approximately 400 children, which is the number to make a new elementary school. Please see **Response 6**, above, regarding the overcrowding of schools statement. The commenter's generalized statements with regard to overcrowding, multi-track and boundary changes are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 63

The commenter opposes the proposed project development in a floodplain. Please see **Response 43**, above. The commenter stated that with all of the rainfall experienced this year, the City Council should not approve the development to prevent the loss of property in Sand Canyon and the Polynesian Mobile Home Park this last winter. The commenter's statements with regard to loss of property in association with winter storms is acknowledged and will be forwarded to the decision makers for their

consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 64

The commenter stated that one of the City leaders mentioned the need to preserve open space in the City. The commenter further stated that the Santa Clara River is the last natural flowing river in California and it should be preserved and not altered. The commenter's statements and opinions are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Response 65

The commenter requested that the public hearing period remain open so that citizens could respond to the Final EIR and mitigation proposals discussed at the hearing. The commenter's statements are acknowledged and will be forwarded to the decision makers for their consideration. Because the commenter does not specifically comment on the Draft or Final EIR or raise any other CEQA issue, no further response can be provided.

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.4 AIR QUALITY (continued)	<p>h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).</p> <p>i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.</p> <p>j. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.</p> <p>k. Enforce traffic speed limits of 15 mph or less on all unpaved roads.</p> <p>l. Pave construction roads when the specific roadway path would be utilized for 120 days or more.</p> <p>4.4-3 Comply with Title 24 of the UBC energy conservation requirements.</p> <p>4.4-4 Restaurants with an under-fired charbroiler shall obtain a permit from the SCAQMD prior to an issuance of an occupancy permit.</p> <p>4.4-5 Gas stations shall obtain a permit from the SCAQMD prior to issuance of an occupancy permit.</p> <p>4.4-6 Any dry cleaners proposing to locate on site shall conduct cleaning operations at an off-site previously SCAQMD permitted location. No on-site dry cleaning operations will be permitted to occupy space in the commercial area.</p> <p>4.4-7 Applicable transit mitigation fees shall be paid at the time of final map recordation.</p> <p>4.4-7a <u>All on- and off-road construction equipment and vehicles, excluding the contractors' employee vehicles, shall be routed to avoid residential areas and schools. No construction equipment or vehicle shall travel closer than 300 meters from a residential area or school unless the applicant demonstrates that no alternative routing is available.</u></p> <p>4.4-8 All on- and off-road construction equipment shall to the extent feasible, as determined by the City of Santa Clarita use aqueous fuel.</p> <p>Aqueous fuel is a stable emulsion of up to 55 percent water and petroleum-based naphtha (a petroleum product from the earliest stages of the refinery process), with trace amounts of bonding and winterizing agents. It can be used to run both gasoline and diesel engines. Aqueous fuel is clean-burning and, based on information provided in the URBEMIS2002 model for its use in construction equipment, it can reduce NO_x emissions by 14 percent and PM₁₀ emissions by 63 percent.</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts		Recommended Mitigation Measures		Residual Impact
4.5 NOISE				
Mitigation measures recommended to reduce construction-related noise impacts would reduce the magnitude of those impacts; however, the potential for construction-related noise levels to exceed normally acceptable noise levels in the Noise Element Guidelines would remain. Therefore, construction-related noise impacts are considered unavoidably significant. Even with construction of the sound walls as proposed and with implementation of the mitigation measures recommended in this section, the project would result in unavoidably significant long-term mobile source noise impacts both on and off the project site. In addition, should they occur, on-site noise levels in excess of 55 dB(A) CNEL from activities at Saugus Speedway would be unavoidably significant under Section 11.44.040 of the Noise Ordinance.		a.	Mitigation Measures Already Incorporated into the Project	Significant
<p>Because noise levels at many sensitive receptors in the project study area already exceed normally acceptable levels under the Noise Element's Noise and Land Use Compatibility Guidelines, any noise increases as a result of cumulative projects would result in significant and unavoidable noise impacts at sensitive receptors along the following roadway segments:</p> <ul style="list-style-type: none">• Bouquet Canyon Road n/o Newhall Ranch Road,• Bouquet Canyon Road e/o Seco Canyon Road,• Bouquet Canyon Road e/o Santa Clarita Parkway,• Bouquet Canyon Road s/o Soledad Canyon Road,• Golden Valley Road w/o SR-14,• Magic Mountain Parkway w/o San Fernando Road,• Newhall Ranch Road w/o Hillsborough Way,• Newhall Ranch Road w/o Bouquet Canyon Road,• Rainbow Glen Drive s/o Soledad Canyon Road,• Seco Canyon Road n/o Bouquet Canyon Road,• Soledad Canyon Road e/o Santa Clarita Parkway,• Soledad Canyon Road e/o Rainbow Glen Drive,• Soledad Canyon Road w/o Whites Canyon,• Valencia Boulevard s/o Magic Mountain Parkway,• Via Princessa e/o Rainbow Glen Drive,• Via Princessa w/o Whites Canyon Road, and• Whites Canyon Road n/o Soledad Canyon Road.		4.5-1	Lots 1 and 2 (Area A1): A 6-foot high continuous solid masonry wall along the rear yard lot lines of Lots 1 and 2 and wrapping around Lot 1 to "C" Street.	
		4.5-2	Lots 56, 57, and 60 to 72 (Area A1): A 7-foot high masonry wall and 3-foot high continuous berm along the rear yards of Lots 56, 57, and 60 to 72, wrapping around the rear yard of Lot 56 as it backs on to "A" Street.	
		4.5-3	Lots 158 to 176 (Area A1): A 7-foot high masonry wall and 3-foot high continuous berm along Newhall Ranch Road and the western lot line of Lot 176.	
		4.5-4	Lot 132 (Area A1): A 6-foot high continuous solid masonry wall along Newhall Ranch Road extending approximately 200 feet easterly from the 10-foot wall/berm at the northeastern corner of Lot 158.	
		4.5-5	Lots 251 to 260 (Area A2): A 7-foot high masonry wall and 3-foot high continuous berm along the western edge of Santa Clarita Parkway from a point across from "Q" Street to the southeastern corner of Lot 251, wrapping continuously around the southern lot line of Lot 251.	
		4.5-6	Lots 294, 295, 313, 314, 337, and 338 (Area A2): A 6-foot high continuous solid masonry wall along the property lines of Lots 294, 295, 313, 314, 337, and 338 along Santa Clarita Parkway at the proposed pad elevations for each lot.	
		4.5-7	Lots 368, 375 to 378 (Area B): A 6-foot high continuous solid masonry wall along the side and rear of Lot 368, and the rear lot lines of Lots 375 to 378.	
		4.5-8	Lot 457 (Area B): A 6-foot high continuous solid wall along the southern rear yard of Lot 457 that backs onto "R" Street.	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)	<p>r. The removal of any riparian habitat suitable for breeding, nesting, foraging, and temporary usage during migration by special-status species from the project footprint (i.e., boundaries of temporary and permanent impacts) shall be mitigated through the creation or enhancement of similar riparian habitat at an approved mitigation site, or by the removal of exotic species from an area of existing similar habitat. The requirement for replacing suitable habitat by either creating new habitat or removing exotic species from existing habitat shall follow the replacement ratios and timing requirements in later mitigation measures. Habitat to be created to mitigate for the loss of riparian habitat shall be designed specifically to replicate the appropriate species mixture and vegetative structure for these species. Existing habitat to be weeded as mitigation for the loss of riparian habitat must be located adjacent to similar habitat that is to be replaced and infested with invasive weeds. The first priority for habitat mitigation for sensitive bird species will be the creation or restoration of habitat rather than weed removal. The final habitat replacement or exotic removal plans for impacts to these types of habitats shall be reviewed by the ACOE and CDFG.</p> <p>s. Beginning 30 or more days prior to the removal of any suitable riparian habitat that will occur during the riparian bird breeding and nesting season of March 15th through September 1st, the applicant shall arrange for weekly bird surveys to detect the above riparian bird species in the habitats to be removed, and any other such habitat within 300 feet of the construction work areas. The surveys shall be conducted by a qualified biologist using CDFG and/or USFWS survey protocols. The surveys shall continue on a weekly basis, with the last survey being conducted no more than 7-3 days prior to the initiation of construction work.</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)	<p>t. In the event that a special-status species is observed in the habitats to be removed or in other habitats within 300 feet of the construction work areas, the applicant has the option of delaying all construction work in the suitable habitat or within 300 feet of the suitable habitat until after September 1st, or continuing the surveys in order to locate any nests. If an active nest is found, clearing and construction within 300 feet (500 feet for raptors) of the nest shall be postponed until the nest is vacated and juveniles have fledged, and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area.</p> <p>u. Locating and determining the status of a nest shall be performed in accordance with approved procedures by the USFWS and CDFG. The ACOE and CDFG shall be notified at least 14 days prior to the first scheduled survey and shall have the option of attending. Results of the surveys, including surveys to locate nests, shall be provided to the ACOE and CDFG no later than 5 days prior to construction. The results shall include a description of any nests located and measures to be implemented to avoid nest sites. No surveys will be necessary if the work is completed outside of the riparian bird breeding and nesting season, i.e., from September 1st through March 15th.</p> <p>v. "upland impact zone" associated with individual NRMF projects, a qualified biologist shall conduct a survey to capture and relocate individual San Diego and California horned lizard, silvery legless lizard, coastal western whiptail, pallid bat, San Diego black-tailed jackrabbit, and San Diego desert woodrat in order to avoid or minimize take of these sensitive species. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. Pre-construction surveys shall only be conducted in areas dominated by Riverside coastal sage scrub or coastal sage – chaparral scrub or if construction will occur within 300 feet of native upland habitat. Results of the surveys and relocation efforts shall be provided to CDFG in the Annual Mitigation Status Report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)		
b.	Mitigation Measures Recommended by this EIR	Not Significant
	Resource Management and Monitoring Plan	
4.6-2	<p>Prior to issuance of a Grading Permit for the project, the applicant shall obtain the services of a qualified biologist who must, at a minimum, have a degree in botany, biology, wildlife biology or ornithology and experience in developing management plans for the flora and fauna, plant community and wildlife habitats found in the Southern California area, to develop a RMMP to serve as a guideline for managing and monitoring mitigation areas for specific species, plant communities, jurisdictional resource areas, and habitats. The RMMP shall be submitted to the City of Santa Clarita Planning & Building Services at least 30 days prior to issuance of a grading permit for the project, and shall include the following:</p> <ul style="list-style-type: none"> a. A Planting Plan, at a minimum, that lists all appropriate native plants to be included in all revegetation mitigation areas. The planting plan shall be developed by a qualified biologist as approved by the City. b. Procedures regarding the removal of non-native vegetation, planting of native vegetation, translocation of trees, planting of container stocks, irrigation, and equipment use. c. Maps that illustrate the specific location of mitigation areas. d. Procedures outlining monitoring and maintenance activities including frequency and timing of monitoring visits, plant maintenance, and irrigation maintenance. e. Specific criteria that will specify what goals must be accomplished at each mitigation area before the mitigation is deemed a success. f. Adaptive Management and Contingency actions that will specify what actions will be taken in the event success criteria are not met. g. The source of funding that will be required to successfully carry out all procedures outlined in the RMMP. <p>Prior to issuance of a Grading Permit for the project, the applicant shall obtain the services of a qualified biologist who must, at a minimum, have an appropriate degree in botany, biology, wildlife biology, wetlands biology, or ornithology and experience in developing management plans for the flora and fauna, jurisdictional resources, plant community and wildlife habitats found in the Southern California area, to develop a RMMP to serve as a guideline for managing and monitoring mitigation areas for specific species, plant communities, jurisdictional resource areas, and habitats. The RMMP shall serve as the basis for issuance of permits by the resource agencies. Those permits (Section 404, 1600, 401 permits) shall be obtained prior to grading. The RMMP shall be submitted to the City of Santa Clarita Planning and Building Services at least 30 days prior to issuance of a Grading Permit for the project, and shall include the following:</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)		
	<p>a. <u>A Site Selection</u> for mitigation within the project area will be determined in coordination among the project applicant, CDFG, and ACOE. Potential sites include the low value reaches of Drainage 1 and the low value areas of the river banks.</p> <p>b. <u>A Planting Plan</u> that, at a minimum, lists all appropriate native plants to be included in all revegetation mitigation areas. The planting plan shall be developed by a qualified biologist as approved by the City.</p> <p>c. <u>Procedures</u> regarding the removal of non-native vegetation, planting of native vegetation, translocation of trees, planting of container stock, irrigation and equipment use.</p> <p>d. <u>Maps</u> that illustrate the specific location of mitigation areas.</p> <p>e. <u>Procedures</u> outlining site preparation, monitoring, and maintenance activities, including frequency and timing of monitoring visits, plant maintenance, temporary irrigation maintenance and replacement planting. The site preparation will include (1) weed control, (2) herbivory control, (3) trash removal, (4) irrigation systems maintenance, (5) maintenance training, and (6) replacement planting.</p> <p>f. <u>Specific criteria</u> that will specify what goals must be accomplished at each irrigation area before the mitigation is deemed a success.</p> <p>g. <u>Restoration and Creation of Habitat</u>. The plan shall require the creation of riparian habitat in the amount and of the type required by CDFG and ACOE, provided, however, that in order to assure no net loss of jurisdictional resources on an acre for acre basis, all impacted ACOE and CDFG jurisdictional habitat shall be compensated by restoration, enhancement or creation at a minimum of 1:1 ration.</p> <p>h. <u>Adaptive Management and Contingency Actions</u> that will specify what actions will be taken in the event success criteria are not met.</p> <p>i. <u>A Monitoring Plan</u> will include (1) qualitative monitoring (i.e., photographs and general observation), (2) quantitative monitoring (i.e. randomly placed transects), (3) performance criteria as approved by the resource agencies, (4) monitoring reports for three to five years, (5) site monitoring as required by the resource agencies to ensure successful establishment of riparian habitat within the restored and created area. successful establishment is defined per the performance criteria set forth in this measure and as agreed to by the resource agencies, i.e., ACOE, CDFG and RWQCB, and the landowner or subsequent project applicant.</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)	<p>j. <u>The source of funding</u> that will be required to successfully carry out all procedures outlined in the RMP.</p> <p>k. <u>A Schedule</u> will be developed which includes planting to occur in late fall and early winter, between October and January 31.</p> <p>l. <u>Long Term Preservation</u> of the site will also be outlined in the mitigation plan to ensure the mitigation site is not impacted by future development. The plan shall be submitted to the City of Santa Clarita Planning and Building Services Department for review and approval.</p> <p>4.6-3 Unless directed otherwise by a lead agency, responsible agency, or regulatory agency, the monitoring of results will be maintained for a period of five years. The frequency of monitoring visits may vary by task category, but generally quarterly visits are conducted for the first three years followed by two subsequent annual visits. An annual report shall be produced by the biologist conducting the monitoring activities and will be provided to the lead agency and appropriate regulatory agencies.</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.9 SOLID WASTE (continued)	<p>Construction Impacts</p> <p>4.9-15 The project shall comply with Title 20, Chapter 20.87 of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris.</p> <p>4.9-16 Place recycling bins for glass, metals, paper, wood, plastic, greenwastes, and cardboard on construction sites to ensure their use by construction workers to then be trucked to recycling/processing facilities.</p> <p>4.9-17 In construction specification and bid packages, require building materials made of recycled materials, to the extent possible.</p>	

4.10 EDUCATION

It is estimated that the project would generate 288 new elementary students, 71 new junior high students and 115 new high school students in the Saugus and Hart districts at buildout. The Saugus District is operating within its total capacity. Student enrollment in the Hart District exceeds available capacity even with the use of portable classrooms.

Project applicant compliance with the School Facilities Funding Agreement Between the Saugus Union School District and the Newhall Land and Farming Company (February 1997) and the School Facilities Funding Agreement Between the William S. Hart Union High School District and the Newhall Land and Farming Company (October 1998) was designed to mitigate all project impacts to these districts to less than significant levels. Because the school districts agree that compliance with the school district agreement will mitigate all project impacts on school facilities, the Riverpark project would result in no significant impact on these districts, and no additional project mitigation is required.

No mitigation required as agreements with school districts has already been reached. Not Significant

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.10 EDUCATION (continued)		
<p>Cumulative student generation under the DMS Build-Out Scenario and under the Santa Clarita Valley Build-Out Scenario cannot be accommodated by existing or planned facilities within the school facilities that serve the Valley and cumulative impacts on the districts would be significant. Compliance, as appropriate, with existing School Facilities Funding Agreements and/or other mechanisms (e.g., SB 50, the Valley-Wide Joint Fee Resolution, and/or new school facilities funding agreements) would reduce cumulative development impacts on the school districts to below a level of significance and no unavoidable significant cumulative impacts to educational services are anticipated.</p>		
4.11 LIBRARY SERVICES		
<p>Library services for the proposed project and the Santa Clarita Valley area are provided by the County of Los Angeles Public Library system. The City of Santa Clarita contracts with the County of Los Angeles for public library services. The Santa Clarita Valley area is served by three County libraries (Valencia, Newhall, and Canyon Country Jo Anne Darcy) and a mobile library service. Existing library space in the Santa Clarita Valley does not meet the County Public Libraries library planning standards.</p>	<p>a.</p> <p>4.11-1 Mitigation Measures Already Incorporated into the Project</p> <p>The applicant shall pay the current library fee (\$640.00 per residential unit as of November 2002) to the City of Santa Clarita to offset the demand for library items and building square footage generated by the proposed project or whatever fee is established by either the City or County at the time of building permit issuance, whichever is higher. The library mitigation payment shall be made on a building permit by building permit basis. This current per unit mitigation fee of \$640.00 would generate at least a total of \$757,120.00 in library facility fees if all units proposed were built, and would fund new library space and materials which would be needed to serve the project.</p>	Not Significant

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.13 FIRE SERVICES		
Project implementation would result in an increase in calls for fire protection services received by the County of Los Angeles Fire Station 111. As proposed, the project would have an impact on the current level of local fire protection services; however, proposed mitigation measures would reduce impacts to a level of insignificance.	a. Mitigation Measures Already Incorporated into the Project	
	4.13-1 All proposed development on the site must comply with applicable state, City and County code and ordinance requirements.	Not Significant
	b. Mitigation Measures Recommended by This EIR	
	4.13-2 Concurrent with the issuance of building permits, the applicant shall either participate in the Developer Fee Program or make an in-lieu donation to the satisfaction of the County of Los Angeles Fire Department.	
	4.13-3 The project shall prepare a Fuel Modification Plan, landscape plan and irrigation plan as required for projects located with a Very High Fire Hazard Severity Zone. <u>The Fuel Modification Plan, landscape plan, and irrigation plan shall be reviewed and approved by the County Fire Department, Forestry Division prior to construction. The Fuel Modification Plan shall be submitted and approved by the County Fire Department prior to final map clearance. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. The fuel modification plan shall not conflict with the revegetation plan as directed in Section 4.6, Biological Resources.</u>	
	4.13-4 The project shall provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on the map that shall be recorded.	
	4.13-5 Brush clearance shall be conducted prior to initiation of construction activities in accordance with Fire Department requirements.	
	4.13-6 Additional access requirements may be needed during the building construction process.	
	4.13-7 Adequate water availability shall be provided to service construction activities.	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.13 FIRE SERVICES (continued)		
4.13-8	<p>Installation of 79 public and 24 private on-street fire hydrants is required. The required fire flow for 20 public fire hydrants located on Newhall Ranch Road, adjacent to Area C and Area D, is 5,000 gpm at 20 psi for five hours with three fire hydrants flowing. 59 public fire hydrants are required to be installed on all other streets, including Newhall Ranch Road, as indicated on the Tract Map. The required fire flow is 1,250 gpm at 20 psi for two hours with one fire hydrant flowing. 24 on-site fire hydrants are required within Area C and Area D. The required fire flow is 2,500 gpm at 20 psi for two hours with two fire hydrants flowing simultaneously.</p>	
4.13-9	<p>Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted or bonded prior to construction. All hydrants shall measure 6 inches by 4 inches x 2 1/2 inches brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25 feet from a structure or protected by a two-hour rated firewall. These hydrants shall be located as per the Vesting Tentative Tract Map on file with the Fire Department.</p>	
4.13-10	<p><u>Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky. Oak trees overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, 6 inches.</u></p>	
4.13-10 11	<p>Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.</p>	
4.13-11 12	<p>Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.</p>	
4.13-12 13	<p>All private gates shall comply with Regulation 5 of the Fire Code. Prior to approval of the Tentative Tract Map, the applicant shall receive approval of the gates from the Los Angeles County Fire Department.</p>	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.13 FIRE SERVICES (continued)		
4.13-4314	All fire lanes must not be less than 26 feet paved width (clear to sky and unobstructed) and posted and red curbed "NO PARKING - FIRE LANE".	
4.13-4415	The trail system shall provide adequate access for emergency vehicles.	
4.13-4516	Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed, and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.	
4.13-4617	Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.	
4.13-4718	Provide Fire Department or City approved street signs and building access numbers prior to occupancy.	
4.13-4819	Additional access requirements include: <ul style="list-style-type: none"> • A second means of access is required prior to the construction of the 501st dwelling unit. The number of dwelling units includes all single-family homes, and all units within the apartments and townhomes. • Temporary turnarounds are required for the end of Newhall Ranch Road and the end of Santa Clarita Parkway. The turnarounds shall be either a cul-de-sac bulb with a 32-foot centerline or a hammer-head design, which would be posted and red curbed "NO PARKING - FIRE LANE". These temporary turn-arounds are required to stay in place until the bridges have been completed and are opened to an existing street. • All streets with center medians shall have a minimum paved width of 20 feet on each side of the median, with street posted and red curbed "NO PARKING - FIRE LANE". 	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.13 FIRE SERVICES (continued)	<ul style="list-style-type: none"> Street widths for this project shall conform to the widths indicated on the cross-section on this Vesting Tentative Tract Map. All street widths shall be measured from the curb flow line to curb flow line. The traffic circle at the end of "N" Street is approved. The area surrounding the traffic circle shall be posted and red curbed "NO PARKING - FIRE LANE". Due to "N" Street extending greater than 700 feet in length, "N" Street shall have a minimum street width of 36 feet, curb-flow-line to curb-flow-line, not 34 feet as indicated on the map. Provide four revised copies of this page only of the Tract Map indicating this correction. This is required to be submitted to the Land Development Unity prior to any approvals of this Tract Map. For on-site access in Area C and Area D, provide a minimum unobstructed driveway width of 28 feet, clear-to-sky posted and red curbed "NO PARKING - FIRE LANE". Each turning radius shall be 42 feet from the centerline. <p>4.13-20 Additional commercial requirements include:</p> <ul style="list-style-type: none"> Development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to five-hour duration. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements: <ul style="list-style-type: none"> No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. Additional hydrants will be required if hydrant spacing exceeds specified distances. When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block. A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use. A Fire Department approved turning area shall be provided at the end of a cul-de-sac. 	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.13 FIRE SERVICES (continued)	<ul style="list-style-type: none"> Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. Driveway width for commercial developments shall be increased when any of the following conditions will exist: <ul style="list-style-type: none"> - Provide 28 feet in width when a building has three or more stories, or is more than 35 feet in height above access level. The height of the building is measured from the lowest point of access to the height of the eaves. Also, for using fire truck ladders, the centerline of the access roadway shall be located parallel to, and within 30 feet of an exterior wall on 1 side of the proposed structure. - Provide 34 feet in width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure. - Provide 42 feet in width when parallel parking is allowed on each side of the access roadway/driveway. - Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans. - For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. 	

Table ES-1 (continued)
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>4.14 SHERIFF SERVICES</p> <p>Project implementation would impact the current level of Sheriff's Department protection services through a project-generated increase in service calls. Implementation of mitigation measures would reduce project impacts of Sheriff's protection services to less than significant levels.</p>	<p>a. Mitigation Measures Already Incorporated into the Project</p> <p>4.14-1 During construction, private security patrols shall be utilized to protect the project site.</p> <p>b. Mitigation Measures Proposed by This EIR</p> <p>4.14-2 As final building plans are submitted to the City for approval in the future, Sheriff's Department design requirements which reduce demands for service and ensure adequate public safety (such as those pertaining to site access, site security lighting, shall be incorporated into building designs.</p> <p>4.14-3 Project design shall landscape the project site with low-growing groundcover and shade trees, rather than a predominance of shrubs which could conceal potential criminal activity around buildings and parking areas.</p> <p>4.14-4 Project design shall provide lighting, to the satisfaction of the Sheriff's Department, around and throughout the development to enhance crime prevention and enforcement efforts.</p> <p>4.14-5 Project design shall provide clearly visible (during the day and night) address signs and/or building numbers for easy identification during emergencies.</p> <p>4.14-6 Project design shall provide visibility of doors and windows from the street and between buildings.</p> <p>4.14-7 Project site design shall include adequate parking spaces in the parking lots to accommodate shoppers, employees and residents.</p>	<p>Not Significant</p>
<p>4.15 HUMAN MADE HAZARDS</p> <p>The proposed Riverpark project is not expected to include any uniquely hazardous land uses. Both residential and commercial proposed uses are expected to use and store chemicals and/or substances that are typically found in similar settings. There are several abandoned oil wells within the project site that were used for crude oil production. Based on the extremely limited productivity of these wells, they were ultimately abandoned. As crude oil is not considered to be a hazardous material, residential and non-residential development in areas previously occupied by the oil production facilities would not result in environmental safety hazards to future residents, employees, and/or visitors. Electrical transmission lines are located to the east of the project site.</p>	<p>There are no human made hazards located on the project site; therefore no mitigation measures are required. The proposed project will not create any impacts to human made hazards; consequently, no mitigation measures are required. However, the following mitigation measures are recommended.</p> <p>4.15-1 If any excavated soil is contaminated by or classified as hazardous waste by an appropriate agency, the soil shall be appropriately managed and disposed.</p> <p>4.15-2 The Los Angeles County Department of Public Works shall be contacted for required approvals and operating permits if any operation within the project site would include the construction, installation, modification, or removal of underground storage tanks.</p>	<p>Not Significant</p>

A new GeoSyntec *Additional Water Quality Analysis*, dated October 13, 2004, has been prepared (Please see Final EIR **Appendix G**) at the request of the LARWQCB. The GeoSyntec Analysis addresses the expected reductions in runoff volume anticipated to occur as a result of certain BMPs. The analysis concludes that substantial reductions in runoff volume can be expected to result from BMPs identified for incorporation into the project. For example, the Draft EIR, water quality analysis conservatively did not account for volume losses that are likely to occur in the planned detention basins and vegetated swales. Recent analyses of the ASCE/BMP database has shown that dry detention ponds and biofilters will, on average, achieve volume reductions of about 30 percent and 38 percent, respectively, due to infiltration and evapotranspiration. Based on this analysis, GeoSyntec conservatively estimates in their report that approximately 10 percent to 20 percent of the project's inflow to water quality basins, swales and bioretention areas will evapotranspire and infiltrate in the planned BMPs. The identified volume reductions, which were not taken into account in the Draft EIR, mean that post-development water quality impacts are reduced to a lower level than discussed in the Draft EIR because as storm water volume decreases, pollutants decrease.

Even taking into account the GeoSyntec conclusions with respect to volume reductions, the GeoSyntec Analysis remains conservative because additional volume and pollutant load reductions are expected to result from PDFs and/or BMPs other than the extended detention basins and the swales. These are not addressed by the GeoSyntec Analysis. Some of the BMPs that will reduce runoff volume and pollutant loads include minimizing total impervious and directly connected impervious areas, as well as maximizing canopy interception by preserving existing native trees and shrubs (e.g., riparian area), landscaping with additional native or drought tolerant trees and large shrubs, and implementing efficient irrigation. None of these BMPs have been modeled for purposes of runoff volume or pollutant reductions.

(3) Criterion 3: Place Housing or Structures Within a 100-Year Flood Hazard Area

Under this criterion, the impact analysis will determine if the project will place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, and/or place structures within a 100-year flood hazard area that would impede or redirect flood flows.

The project encroaches upon the existing FEMA flood hazard area, and residential lots 338 through 352 along the southern site boundary would be located within the 100-year flood hazard area. This would result in a significant impact under this criterion unless mitigated. The project proposes buried bank

~~4.4-7~~ 4.4-7—Applicable transit mitigation fees shall be paid at the time of final map recordation.

4.4-7a. All on- and off-road construction equipment and vehicles, excluding the contractors' employee vehicles, shall be routed to avoid residential areas and schools. No construction equipment or vehicle shall travel closer than 300 meters from a residential area or school unless the applicant demonstrates that no alternative routing is available.

7. MITIGATION MEASURES PROPOSED BY THIS EIR

a. Mitigation for Construction Impacts

The SCAQMD has prepared a list of measures to reduce the impacts of construction-related emissions to the greatest extent possible. Those that could be feasibly implemented during the development of the project are as follows:

4.4-8 All on- and off-road construction equipment shall to the extent feasible, as determined by the City of Santa Clarita use aqueous fuel.

Aqueous fuel is a stable emulsion of up to 55 percent water and petroleum-based naphtha (a petroleum product from the earliest stages of the refinery process), with trace amounts of bonding and winterizing agents. It can be used to run both gasoline and diesel engines. Aqueous fuel is clean-burning and, based on information provided in the URBEMIS2002 model for its use in construction equipment, it can reduce NO_x emissions by 14 percent and PM₁₀ emissions by 63 percent.

Although substantial mitigation is recommended for the project's construction-related emissions, this mitigation measure is based on technology unproven on a large scale and may be presently infeasible.

4.4-9 All on- and off-road construction equipment shall, to the extent feasible as determined by the City of Santa Clarita, employ cooled exhaust gas recirculation technology.

Cooled exhaust gas recirculation (EGR) reduces CO, VOC, NO_x, and PM₁₀ emissions as follows: Oxygen is required for fuel to be burnt in a combustion engine. The high temperatures found within combustion engines cause nitrogen in the surrounding air to react with any unused oxygen from the combustion process to form NO_x. EGR technology directs some of the exhaust gases that have already been used by the engine and no longer contain much oxygen back into the intake of the engine. By mixing the exhaust gases with fresh air, the amount of oxygen entering the engine is reduced. Since there is less oxygen to react with, fewer nitrogen oxides are formed; therefore, the amount of nitrogen oxides that a vehicle releases into the atmosphere is decreased. Based on information provided in the URBEMIS2002 model for its use in construction

1. SUMMARY

Construction of the proposed project would require site preparation, utility infrastructure installation, and roadway and building construction. Each of these construction phases typically involves the use of heavy-duty equipment, including pile drivers associated with the construction of Newhall Ranch Road/Golden Valley Road Bridge, all of which could expose on- and off-site residents, employees, and visitors to temporary noise impacts. Section 11.44.080 of the City of Santa Clarita Noise Ordinance prohibits construction operations to occur within 300 feet of residentially-zoned properties during early morning, evening, and nighttime hours, and all hours on Sundays and major holidays. Nonetheless, project construction noise would intermittently exceed the noise limits adopted for residential and commercial zones in Section 11.44.040 of the Noise Ordinance and the Noise and Land Use Compatibility Guidelines of the City's Noise Element, resulting in temporary, unavoidably significant noise impacts at nearby residences and commercial establishments.

After the project is built out, future traffic on the proposed Newhall Ranch Road, Santa Clarita Parkway, and Golden Valley Road extensions through the site would generate noise that would have a significant impact on project residents located adjacent or near to those roadways because the noise levels would exceed the City's normally acceptable noise standards as defined in its Noise Element and Noise Ordinance. Future traffic on Soledad Canyon Road would also have a significant noise impact on single-family residences within the project that would back to the Santa Clara River. Project-generated traffic would not cause increases in future noise levels at existing off-site sensitive receptors within the project study area to exceed 3.0 dB(A); however, since noise levels at ~~most-thirteen~~ of these receptors already exceed normally unacceptable levels, any increase in noise at these locations is considered significant and unavoidable. Point source noise generated at the project (i.e., noise from normal day-to-day residential and commercial activities) would have a less than significant impact on the mobile home park located to the southeast of the project site and on the Emblem tract to the north of Area D.

Mitigation measures to ensure that operation-related noise would not exceed noise standards adopted by the City through its Noise Element and Noise Ordinance were investigated for this project; however, not all of them are deemed feasible because a large number of units would need to be eliminated from the project site and, consequently, the project as revised would fail to meet most of the project's objectives. Therefore, unavoidable on- and off-site significant noise impacts would result from the proposed project after buildout.

The Saugus Speedway facility, located to the southwest of the site and approximately 1,200 feet from the nearest proposed residential lot on the site, is a special event facility used for exhibitions, swap meets, and special events, including car racing. Many of these activities occur at night. Noise from these activities may intermittently exceed City noise standards for residential uses at the site and could result in temporary significant noise impacts on project residents. No mitigation exists that would reduce these potentially significant temporary, intermittent noise impacts to less than significant; nonetheless, mitigation is included in this impact analysis to inform future residents of Riverpark of the activities that can potentially occur at the Saugus Speedway facility and that these activities may be audible on a temporary and intermittent basis. Informing the residents of the potential temporary significant noise impacts would not reduce the impact to less than significant and, whenever the City's noise threshold would be exceeded, it would result in a significant impact to project residents under the City's thresholds of significance. There is no feasible mitigation for these impacts and they would be unavoidably significant should they occur.

Because noise levels at many sensitive receptors in the project study area already exceed normally unacceptable levels under the Noise Element's Noise and Land Use Compatibility Guidelines, any noise increases as a result of cumulative projects would result in significant and unavoidable noise impacts at sensitive receptors along the following roadway segments:

- ~~Bouquet Canyon Road n/o Newhall Ranch Road,~~
- Bouquet Canyon Road e/o Seco Canyon Road,
- Bouquet Canyon Road e/o Santa Clarita Parkway,*
- Bouquet Canyon Road s/o Soledad Canyon Road,
- ~~Golden Valley Road w/o SR-14,*~~
- ~~Magic Mountain Parkway w/o San Fernando Road,*~~
- ~~Newhall Ranch Road w/o Hillsborough Way,~~
- ~~Newhall Ranch Road w/o Bouquet Canyon Road,~~
- ~~Rainbow Glen Drive s/o Soledad Canyon Road,~~
- Seco Canyon Road n/o Bouquet Canyon Road,
- ~~Soledad Canyon Road e/o Santa Clarita Parkway,~~
- Soledad Canyon Road e/o Rainbow Glen Drive,*
- Soledad Canyon Road w/o Whites Canyon,*and
- Valencia Boulevard s/o Magic Mountain Parkway,
- ~~Via Princessa e/o Rainbow Glen Drive,~~
- ~~Via Princessa w/o Whites Canyon Road,* and~~
- ~~Whites Canyon Road n/o Soledad Canyon Road*.~~

(* = The project would ~~not~~ contribute less than 0.1 dB(A) of mobile noise – when rounded to the nearest decibel – to the specified intersections)

4. EXISTING CONDITIONS

Vehicular traffic is the dominant source of noise on and in the vicinity of the project site. Other sources of noise in the area that could potentially affect noise levels on the project site include nearby residential and non-residential uses, including the Saugus Speedway facility. These noise sources are discussed below.

a. On-Site Mobile and Point Source Noise

Soledad Canyon Road runs roughly along the southern edge of the site and the proposed development area of the project is ~~separated by ranges from~~ approximately 300 feet, at its closest point, from this roadway by the Santa Clara River. Existing ambient²² noise levels at the project site were measured on the northern river bank closest to Soledad Canyon Road on the morning of November 11, 2002 using a Brüel and Kjaer Type 1 (Model 2238) sound level meter which satisfies the American National Standards Institute (ANSI) for general environmental noise measurement instrumentation. The sound meter was equipped with an omni-directional microphone and was calibrated before the day's measurements. A single ground-floor measurement (5 feet above ground) was taken at the monitoring location for approximately thirty minutes. Weather conditions were clear and moderately windy. These measurements were of ambient noise and included blowing wind, vehicular traffic from Soledad Canyon Road, and activities at the Metrolink station to the south. There was no activity at the Saugus Speedway. Measured noise levels ranged from 47 dB(A) Leq to 66 dB(A) Leq, with an average Leq of 58.8 dB(A). The windy conditions at the site at the time of the measurements artificially elevated the noise measurements and noise levels are expected to be slightly lower than what was measured. A subsequent ten-hour noise measurement was taken on the site on June 23, 2003 during calm weather conditions which resulted in a noise level of 56.2 dB(A) Leq. The results of these measurements are provided in **Appendix 4.5** of this EIR.

The project site is undeveloped and generates no point sources of noise with the exception of the activities at the on-site construction storage yard. Activities at the storage yard were not audible outside of the facility on the morning of November 11, 2002.

Off-site nearby noise sources are those generated by activities at the mobile home park to the southeast of the site, the Rio Vista Water Treatment Plant to the north of the site, and the commercial area to the west along Bouquet Canyon Road. Point sources of noise typical of these areas include people talking, doors slamming and tires squealing, truck deliveries, parking lot cleaning, lawn care equipment operation, stereos, domestic animals, etc. Noise levels generated by these sources contribute to the

²² Ambient noise level is the level of existing noise occurring in the surrounding area, sometimes referred to as background noise.

ambient noise levels that are experienced in all similarly developed areas. Ambient noise levels of similarly developed areas typically do not exceed normally acceptable noise levels from the Guidelines (identified in **Figure 4.5-2**) that the City has incorporated into its Noise Element. No noise from these off-site uses or from the Metrolink Station to the south was distinctly audible during the morning of November 11, 2002. The noise graphs from the ten-hour June 23, 2003 monitoring (provided in **Appendix 4.5**) demonstrated a consistent pattern of activity near to the site between approximately 5:30 PM and 7:00 PM. This pattern is most likely due to activity at the Metrolink site and to increased traffic volumes on Soledad Canyon Road. Noise levels during this 90 minute time period, however, did not exceed 58 dB(A) Leq.

b. Off-Site Noise

Because much of the property is undeveloped, it does not generate point source noise levels that are perceptible at off-site locations. Existing average traffic noise levels at off-site sensitive receptors within the project study area²³ were calculated along roadway segments that would be affected by traffic generated by the proposed project. These sensitive receptors and the calculated existing average traffic noise levels at these receptor sites are listed in **Table 4.5-3, Existing Off-Site Roadway Noise Levels at Noise Sensitive Locations**. The noise levels shown are calculated for the nearest edge of the nearest existing building to the roadway. Buildings located farther from the roadways would have lower noise levels.

Based on the findings presented in **Table 4.5-3**, all locations except for the parks at Bouquet Canyon Road east of Seco Canyon Road, ~~and on Newhall Ranch Road west of Hillsborough Way, and on Seco Canyon Road north of Bouquet Canyon Road~~ are currently exposed to noise levels that exceed normally acceptable noise levels under the Noise Element Guidelines.

One noise measurement was taken at the intersection of Espuella Drive and Berino Drive within the existing Emblem Tract (Tract No. 28882) to the north of Area D. Specifically, the measurements were taken on June 27, 2003 for a period of 15 minutes between 1:04 and 1:19 PM. The weather was calm and clear, and noise from Bouquet Canyon Road to the west and on local roadways within the tract was audible at the location of measurement. Emblem Elementary School was not in session. Due to intervening topography, noise from Soledad Canyon Road was not distinctly audible. The average noise level at that location was 57.5 dB Leq, which would be the approximate equivalent of 60.3 dB(A) CNEL.

²³ The geographic limits of the project study area is defined in the River Park Traffic Impact Analysis (March 2003) provided in **Appendix 4.3** of this EIR. In general, it includes all roadway segments and intersections that would be affected by project traffic.

The Saugus Speedway facility, located to the southwest of the site and approximately 1,200 feet from the nearest proposed residential lot on the site, is a special event facility used for exhibitions, swap meets, and special events. The special events could range from car races, demolition derbies, concerts, circuses, baseball and football games, fireworks, rodeos, fairs, carnivals, etc. When they do occur at the speedway, many of these events occur at night. The speedway is also often used for filming purposes, with and without explosions, car crashes, racing sequences, etc.

Table 4.5-3
Existing Off-Site Roadway Noise Levels at Noise Sensitive Locations¹

ROADWAY • Segment ¹	Existing Adjacent Noise Sensitive Land Uses	dB(A) CNEL
BOUQUET CANYON ROAD		
n/o Newhall Ranch Road	Single-Family Residential	64.6*
n/o Newhall Ranch Road	Multi-Family Residential	73.2*
n/o Newhall Ranch Road	Church	74.2*
e/o Seco Canyon Road	Single-Family Residential	74.9*
e/o Seco Canyon Road	Central Park	66.1
e/o Seco Canyon Road	Saugus High School	68.2*
e/o Seco Canyon Road	Church	72.8*
e/o Santa Clarita Parkway	Single-Family Residential	72.8*
s/o Soledad Canyon Road	Multi-Family Residential	72.7*
GOLDEN VALLEY ROAD		
w/o SR-14	Single-Family Residential	--
MAGIC MOUNTAIN PARKWAY		
w/o San Fernando Road	Multi-Family Residential	68.2*
NEWHALL RANCH ROAD		
w/o Hillsborough Way	Single-Family Residential	65.4*
w/o Hillsborough Way	Park	66.1
w/o Bouquet Canyon Road	Multi-Family Residential	67.2*
RAINBOW GLEN DRIVE		
s/o Soledad Canyon Road	Single-Family Residential	--
SECO CANYON ROAD		
n/o Bouquet Canyon Road	Single-Family Residential	69.8*
n/o Bouquet Canyon Road	Elementary School	69.8*
n/o Bouquet Canyon Road	Park	69.8
n/o Bouquet Canyon Road	Multi-Family Residential	69.8*
SOLEDAD CANYON ROAD		
e/o Santa Clarita Parkway	Mobile Home Park	74.6*
e/o Golden Valley Road	Mobile Home Park	63.8*
e/o Rainbow Glen Drive	Multi-Family Residential	74.7*
e/o Rainbow Glen Drive	Mobile Home Park	76.4*
w/o Whites Canyon	School	69.5*
w/o Whites Canyon	Mobile Home Park	73.9*
VALENCIA BOULEVARD		
s/o Magic Mountain Parkway	Library	73.5*
VIA PRINCESSA		
e/o Rainbow Glen Drive	Single-Family Residential	--
w/o Whites Canyon Road	Single-Family Residential	65.7*
WHITES CANYON ROAD		
n/o Soledad Canyon Road	Single-Family Residential	65.4*
n/o Soledad Canyon Road	Sierra Vista Jr. High School	66.5*
n/o Soledad Canyon Road	Bowman Cont. High School	66.5*
n/o Soledad Canyon Road	Canyon High School	66.5*

n/a = Due to lack of data, noise calculations were not run.

Source: Impact Sciences, Inc. Calculations are provided in **Appendix 4.5**. Noise levels are calculated for the nearest edge of the nearest existing building to the roadway.

* Roadway segments that exceed normally acceptable noise levels of the City of Santa Clarita Land Use Compatibility Guidelines for Noise for the adjacent land uses.

¹For roadway segment limits, please refer to Figure 1-1 in the traffic study (**Appendix 4.3**).

continuous noise levels greater than those identified in the Noise Element Guidelines for the affected land use.

(2) Off-Site Thresholds of Significance

(a) Construction Noise

If off-site receptors were subjected to project-related construction noise levels originating on or off the project site in violation of the Noise Element Guidelines, a significant off-site noise impact would occur.

(b) Operational Noise

As stated above, future point sources of noise on the project site will be typical of residential and commercial uses. On-site uses are prohibited from generating noise levels at off-site locations that exceed the maximum levels set by the City Noise Ordinance.

Evaluation of off-site mobile source noise impacts considers the Noise Element Guidelines and community responses to changes in noise levels. As discussed previously, changes in a noise level of less than 3.0 dB(A) are not typically noticed by the human ear.²⁴ Changes from 3.0 to 5.0 dB(A) may be noticed by some individuals who are extremely sensitive to changes in noise. A 5.0 dB(A) increase is readily noticeable. Based on this information, significant off-site project operational noise impacts would occur under the following criteria:

- Criterion 1 – an increase of 5.0 dB(A) or greater in noise level occurs from project-related activities if levels remain within the same land use compatibility classification (e.g., noise levels remain within the normally acceptable range); or
- Criterion 2 – an increase of 3.0 dB(A) or greater in noise level occurs from project-related activities which results in a change in land use compatibility classification (e.g., noise levels change from normally acceptable to conditionally acceptable); or
- Criterion 3 – any increase in noise levels occurs where existing noise levels are already considered unacceptable under the Noise Element Guidelines. As shown in Figure 4.5-2, Noise and Land Use Compatibility Guidelines, 70 dB(A) and above is defined as unacceptable for all uses except for auditoriums, concert halls, amphitheaters (65 dB(A) and above); playgrounds and neighborhood parks (approximately 67 dB(A) and above); and office buildings, business commercial and professional, industrial, manufacturing, utilities, and agriculture (75 dB(A) and above).

²⁴ Highway Noise Fundamentals, (Springfield, Virginia: U.S. Department of Transportation, Federal Highway Administration, September 1980), p. 81.

- Newhall Ranch Road east of Santa Clarita Parkway – 1.25 dB(A);
- Santa Clarita Parkway – 1.0 dB(A); and
- Soledad Canyon Road – 1.5 dB(A).

The reduced speeds, however, did not reduce the noise levels at most affected residential lots to less than significant.

Noise levels at the proposed park facility would be less than 70 dB(A) CNEL and, therefore, less than significant.

(b) Off-Site Traffic Noise Impacts

The potential noise impact of adding project traffic to project study area roadways was calculated using a methodology similar to that used in **Section 4.3, Traffic/Access**, in which the analysis is based on the difference between the projected traffic volumes for the project study area with and without the proposed project under the Alternative Interim Year scenario. The noise levels that would be generated by these traffic volumes adjacent to noise sensitive land uses are identified in **Table 4.5-5, Predicted Off-Site Roadway Noise Levels at Noise Sensitive Locations at Project Buildout**. As shown, the project contribution to noise levels at these land uses would be 0.2 dB(A) or less and less than significant under Criteria 1 and 2. Noise levels at thirteen evaluated noise-sensitive uses along many of the following roadway segments affected by project traffic already exceed normally unacceptable noise levels under the Noise Element Guidelines; therefore, project noise impacts and any other noise increases at these noise sensitive land uses under Criterion 3 ~~these locations~~ would be unmitigable and unavoidably significant. ~~The affected roadway segments include:~~

- Bouquet Canyon Road n/o Newhall Ranch Road,
- Bouquet Canyon Road e/o Seco Canyon Road,
- Bouquet Canyon Road e/o Santa Clarita Parkway,
- Bouquet Canyon Road s/o Soledad Canyon Road,
- ~~• Newhall Ranch Road w/o Hillsborough Way,~~
- ~~• Newhall Ranch Road w/o Bouquet Canyon Road,~~
- ~~• Rainbow Glen Drive s/o Soledad Canyon Road,~~
- Seco Canyon Road n/o Bouquet Canyon Road,
- Soledad Canyon Road e/o Santa Clarita Parkway,
- Soledad Canyon Road e/o Rainbow Glen Drive, ~~and~~
- Soledad Canyon Road w/o Whites Canyon Road, and
- Valencia Boulevard s/o Magic Mountain Parkway.

Table 4.5-5
Predicted Off-Site Roadway Noise Levels at Noise Sensitive Locations at Project Buildout

OFF-SITE ROADWAY • Segment ¹	Existing Noise Sensitive Land Use	With Project CNEL ²	W/Out Project CNEL ²	Increase in CNEL ²	Criteria 1 or 2 Significant Impact?	Criterion 3 Significant Impact? ³
BOUQUET CANYON ROAD						
n/o Newhall Ranch Road	Single-Family Res'l	63.8	63.6	0.10.2	NO	YES NO
n/o Newhall Ranch Road	Multi-Family Res'l*	72.4	72.3	0.1	NO	YES
n/o Newhall Ranch Road	Church*	73.4	73.2	0.10.2	NO	YES
e/o Seco Canyon Road	Single-Family Res'l*	74.8	74.7	0.1	NO	YES
e/o Seco Canyon Road	Central Park	65.9	65.9	0.10.0	NO	NO
e/o Seco Canyon Road	Saugus High School	68.0	67.9	0.1	NO	NO
e/o Seco Canyon Road	Church*	72.6	72.6	0.10.0	NO	YES
e/o Santa Clarita Parkway	Single-Family Res'l*	72.6	72.6	0.10.0	NO	YES
s/o Soledad Canyon Road	Multi-Family Res'l*	72.5	72.4	0.1	NO	YES
GOLDEN VALLEY ROAD						
w/o SR-14	Single-Family Res'l	69.6	69.6	0.0	NO	YES NO
MAGIC MOUNTAIN PARKWAY						
w/o San Fernando Road	Multi-Family Res'l	73.1	73.1	0.0	NO	YES NO
NEWHALL RANCH ROAD						
w/o Hillsborough Way	Single-Family Res'l	68.4	68.2	0.2	NO	YES NO
w/o Hillsborough Way	Park	69.1	68.9	0.2	NO	NO
w/o Bouquet Canyon Road	Multi-Family Res'l	70.2	70.0	0.2	NO	YES NO
RAINBOW GLEN DRIVE						
s/o Soledad Canyon Road	Single-Family Res'l	65.9	65.8	0.1	NO	YES NO
SECO CANYON ROAD						
n/o Bouquet Canyon Road	Single-Family Res'l	70.8	70.7	0.1	NO	YES NO
n/o Bouquet Canyon Road	Elementary School	70.8	70.7	0.1	NO	YES NO
n/o Bouquet Canyon Road	Park*	70.8	70.7	0.1	NO	YES
n/o Bouquet Canyon Road	Multi-Family Res'l	70.8	70.7	0.1	NO	YES NO
SOLEDAD CANYON ROAD						
e/o Santa Clarita Parkway	Mobile Home Park*	73.7	73.6	0.00.1	NO	YES
e/o Golden Valley Road	Mobile Home Park	63.4	63.3	0.1	NO	YES NO
e/o Rainbow Glen Drive	Multi-Family Res'l*	74.7	74.7	0.10.0	NO	YES
e/o Rainbow Glen Drive	Mobile Home Park*	76.4	76.4	0.10.0	NO	YES
w/o Whites Canyon	School*	69.8	69.8	0.0	NO	YES
w/o Whites Canyon	Mobile Home Park*	74.2	74.1	0.00.1	NO	YES
VALENCIA BOULEVARD						
s/o Magic Mountain Parkway	Library*	73.6	73.5	0.1	NO	YES
VIA PRINCESSA						
e/o Rainbow Glen Drive	Single-Family Res'l	65.3	65.2	0.00.1	NO	YES NO
w/o Whites Canyon Road	Single-Family Res'l	65.6	65.5	0.00.1	NO	YES NO
WHITES CANYON ROAD						
n/o Soledad Canyon Road	Single-Family Res'l	66.9	66.9	0.0	NO	YES NO
n/o Soledad Canyon Road	Sierra Vista Jr. H.S.	68.1	68.1	0.0	NO	YES NO
n/o Soledad Canyon Road	Bowman Cont. H.S.	68.1	68.1	0.0	NO	YES NO
n/o Soledad Canyon Road	Canyon High School	68.1	68.1	0.0	NO	YES NO

Source: Impact Sciences, Inc. Calculations are provided in **Appendix 4.5**.

* Land uses with an "***" currently experience unacceptable noise levels under the City's Guidelines.

¹ For roadway segment limits, please refer to Figure 1-1 in the traffic study (**Appendix 4.3**).

² All numbers are rounded to the nearest first decimal point.

³ A noise level of 70 dB(A) and greater is defined as unacceptable for all uses except for playgrounds and neighborhood parks, for which the normally unacceptable noise level is approximately 67 dB(A) and above. The increase in CNEL is rounded to the nearest decimal point; however, because project traffic would traverse all roadway segments listed in this table it would contribute noise at all of the sensitive receptors listed. All roadway segments with adjacent sensitive receptors that currently experience unacceptable noise levels would experience some project-related traffic noise increase and would, therefore, meet Criterion 3.

Residents in the Emblem tract to the north would experience traffic noise along Newhall Ranch Road. As previously mentioned, there is an approximate 50-foot wide “window” between Area D and the Emblem tract to the north. This window is in the northwestern corner of Area D and approximately 800 feet from the proposed Newhall Ranch Road extension. Noise levels at the southwestern corner of Area D would be 64 dB(A) at 150 feet from the centerline of Newhall Ranch Road. Because sound generated by a line source typically attenuates at a rate of 3.0 dB(A) per doubling of distance from the source to the receptor for hard sites, Newhall Ranch Road noise would attenuate to 59 to 60 dB(A) CNEL by the time it reaches the boundary of the Emblem tract. These noise levels are less than existing ambient noise levels in that tract.²⁸ Newhall Ranch Road traffic noise would attenuate even further as a result of structures that would be located between Newhall Ranch Road and the “window” into the Emblem tract, thereby breaking the line of sight into the Emblem tract to the north. Newhall Ranch Road traffic noise impacts within the Emblem tract would be less than significant.

(2) Point Source Noise Impacts

Point source noises typical of residential areas include people talking, doors slamming, lawn care equipment operation, stereos, domestic animals, etc. These noise sources contribute to the ambient noise levels experienced in all residential areas. Noise levels generated by these sources would typically not exceed the City’s Noise Ordinance or normally acceptable noise levels of the Noise Element Guidelines for residential land uses due to their intermittent and instantaneous nature. Furthermore, given the distances, it is unlikely that they would be audible at off-site residential locations, including the Emblem Tract and the mobile home park.

The residential stationary source activities in Area D would be audible in the Emblem tract at the northwestern corner of Area D. These noises would include people talking, doors slamming and tires squealing, truck deliveries, car vacuums and washing, lawn care equipment operation, stereos, etc. Noise levels generated by these sources contribute to the ambient noise levels that are experienced in all similarly developed areas and typically do not exceed the City Noise Ordinance standards or the Noise Element Guidelines. Therefore, the project’s stationary source activities at this location would have a less than significant stationary source noise impact on the Emblem tract.

²⁸ Noise levels at the intersection of Espuella and Berino Drives were at 57.5 dB(A) Leq average (see **Appendix 4.5** for the noise measurements). This would correlate to approximately 60.3 dB(A) CNEL when adjusted for evening and nighttime noise sensitivities.

9. CUMULATIVE IMPACTS

Given the low level of point source noise that would be generated by on-site uses, cumulative noise impacts would primarily occur as a result of increased traffic on local roadways due to the proposed project and other developments in the project study area as identified in **Section 4.3, Traffic/Access**, of this EIR. Cumulative noise impacts have been assessed based on the difference between noise generated by existing traffic volumes and traffic volumes projected for the long-range buildout of the Santa Clarita Valley with construction of the proposed Golden Valley Road, Santa Clarita Parkway, and Newhall Ranch Road. Santa Clarita Valley build-out traffic noise impacts were also projected for the “with project” and the “without project” scenarios in **Table 4.5-6, Predicted Cumulative Roadway Noise Levels at Noise Sensitive Locations**. Due to changes in the future traffic distribution patterns in the project study area as a result of new roadway construction consistent with the City’s Circulation Element, roadway volumes and associated noise levels may eventually go down on some roadway segments.

As shown in **Table 4.5-6**, cumulative development would result in noise level increases of up to 5.4 dB(A) CNEL in the project study area. The noise levels shown are calculated for the nearest edge of the nearest existing building to the roadway. Buildings located further away from the roadway would have lower noise levels. Operation of the proposed Newhall Ranch Road, Santa Clarita Parkway, Golden Valley Road extensions and bridges, and other roadways proposed in the project study area would result in a redistribution of traffic, as well as a decrease in traffic volumes and associated noise levels on Bouquet Canyon Road north of Newhall Ranch Road and on Soledad Canyon Road east of the proposed Santa Clarita Parkway Bridge.

As previously mentioned, changes in a noise level of less than 3.0 dB(A) are not typically noticed by the human ear, while changes from 3.0 to 5.0 dB(A) may be noticed by some individuals who are extremely sensitive to changes in noise. A 5.0 dB(A) increase is readily noticeable. Based on this information, the same noise thresholds of significance for the project are also applied to cumulative project noise increases. These include:

- Criterion 1 - An increase of 5.0 dB(A) or greater in noise level if levels remain within the same land use compatibility classification (e.g., noise levels remain within the normally acceptable range); or
- Criterion 2 - An increase of 3.0 dB(A) or greater in noise level which results in a change in land use compatibility classification (e.g., noise levels change from normally acceptable to conditionally acceptable).
- Criterion 3 - any increase in noise levels occurs where existing noise levels are already considered unacceptable under the Noise Element Guidelines. As shown in **Figure 4.5-2, Noise and Land Use Compatibility Guidelines**, 70 dB(A) and above is defined as unacceptable for all uses except for auditoriums, concert halls, amphitheaters (65 dB(A) and above); playgrounds and neighborhood parks (approximately 67 dB(A) and above); and office buildings, business commercial and professional, industrial, manufacturing, utilities, and agriculture (75 dB(A) and above).

a. Impact Analysis Using Criterion 1

No roadway segment would meet Criterion 1 because no proposed land uses would experience an increase of 5.0 dB(A) or more and remain within the same land use compatibility classification (i.e., normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable as shown in **Figure 4.5-2, Noise and Land Use Compatibility Guidelines**).

b. Impact Analysis Using Criterion 2

Using Criterion 2, noise levels at the following roadway segments would increase by 3.0 dB(A) or more, as well as result in a change in land use compatibility classification:

- Magic Mountain Parkway west of San Fernando Road,
- Newhall Ranch Road west of Hillsborough Way, and
- Newhall Ranch Road west of Bouquet Canyon Road.

Noise levels along these roadway segments would result in significant noise impacts under Criterion 2, unless mitigated.

Table 4.5-6
Predicted Cumulative Roadway Noise Levels at Noise Sensitive Locations

ROADWAY • Segment¹	Existing Noise Sensitive Land Uses	Valley Buildout CNEL²	Existing Conditions CNEL²	Decrease/ Increase in CNEL²	Change in Land Use Classifi.³	Significant Under Criterion 1?	Significant Under Criterion 2?	Significant Under Criterion 3?
BOUQUET CANYON ROAD								
n/o Newhall Ranch Road	Single-Family Res'l	64.4	64.6	-0.2	NO	NO	NO	YES NO
n/o Newhall Ranch Road	Multi-Family Res'l*	73.0	73.2	-0.2	NO	NO	NO	YES NO
n/o Newhall Ranch Road	Church*	74.0	74.2	-0.2	NO	NO	NO	YES NO
e/o Seco Canyon Road	Single-Family Res'l*	75.7	74.9	0.8	YES	NO	NO	YES
e/o Seco Canyon Road	Central Park	66.9	66.1	0.8	NO	NO	NO	NO
e/o Seco Canyon Road	Saugus High School	68.9	68.2	0.80.7	NO	NO	NO	NO
e/o Seco Canyon Road	Church*	73.5	72.8	0.80.7	NO	NO	NO	YES
e/o Santa Clarita Parkway	Single-Family Res'l*	73.1	72.8	0.3	NO	NO	NO	YES
s/o Soledad Canyon Road	Multi-Family Res'l*	73.4	72.7	0.7	NO	NO	NO	YES
GOLDEN VALLEY ROAD								
w/o SR-14	Single-Family Res'l	69.7	--	--	--	--	--	YES --
MAGIC MOUNTAIN PARKWAY								
w/o San Fernando Road	Multi-Family Res'l	73.6	68.2	5.4	YES	NO	YES	YES NO
NEWHALL RANCH ROAD								
w/o Hillsborough Way	Single-Family Res'l	69.7	65.4	4.3	NO	NO	YES	YES NO
w/o Hillsborough Way	Park	70.4	66.1	4.3	YES	NO	NO	YES NO
w/o Bouquet Canyon Road	Multi-Family Res'l	71.3	67.2	4.1	YES	NO	YES	YES NO
RAINBOW GLEN DRIVE								
s/o Soledad Canyon Road	Single-Family Res'l	67.5	--	--	--	--	--	YES --
SECO CANYON ROAD								
n/o Bouquet Canyon Road	Single-Family Res'l	70.9	69.8	1.1	YES	NO	NO	YES NO
n/o Bouquet Canyon Road	Elementary School	70.9	69.8	1.1	YES	NO	NO	YES NO
n/o Bouquet Canyon Road	Park*	70.9	69.8	1.1	YES	NO	NO	YES
n/o Bouquet Canyon Road	Multi-Family Res'l	70.9	69.8	1.1	YES	NO	NO	YES NO
SOLEDAD CANYON ROAD								
e/o Santa Clarita Parkway	Mobile Home Park*	73.8	74.6	-0.8	NO	NO	NO	YES NO
e/o Golden Valley Road	Mobile Home Park	63.9	63.8	0.1	NO	NO	NO	NO
e/o Rainbow Glen Drive	Multi-Family Res'l*	75.3	74.7	0.6	YES	NO	NO	YES
e/o Rainbow Glen Drive	Mobile Home Park*	77.0	76.4	0.6	NO	NO	NO	YES
w/o Whites Canyon	School*	70.4	69.5	0.9	YES	NO	NO	YES
w/o Whites Canyon	Mobile Home Park*	74.8	73.9	0.9	NO	NO	NO	YES

ROADWAY • Segment ¹	Existing Noise Sensitive Land Uses	Valley Buildout CNEL ²	Existing Conditions CNEL ²	Decrease/ Increase in CNEL ²	Change in Land Use Classifi. ³	Significant Under Criterion 1?	Significant Under Criterion 2?	Significant Under Criterion 3?
VALENCIA BOULEVARD								
s/o Magic Mountain Parkway	Library*	74.2	73.5	0.7	NO	NO	NO	YES
VIA PRINCESSA								
e/o Rainbow Glen Drive	Single-Family Res ¹	67.1	--	--	--	--	--	YES --
w/o Whites Canyon Road	Single-Family Res ¹	67.6	65.7	1.9	NO	NO	NO	YES NO
WHITES CANYON ROAD								
n/o Soledad Canyon Road	Single-Family Res ¹	67.2	65.4	1.8	NO	NO	NO	YES NO
n/o Soledad Canyon Road	Sierra Vista Jr. H.S.	68.3	66.5	1.8	NO	NO	NO	YES NO
n/o Soledad Canyon Road	Bowman Cont. H.S.	68.3	66.5	1.8	NO	NO	NO	YES NO
n/o Soledad Canyon Road	Canyon High School	68.3	66.5	1.8	NO	NO	NO	YES NO

* Land uses with an "--" currently experience unacceptable noise levels under the City's Guidelines.

-- = Due to lack of traffic model data, noise levels could not be calculated.

Source: Impact Sciences, Inc. Calculations are in **Appendix 4.5**.

¹ For roadway segment limits, please refer to Figure 1-1 in the traffic study (**Appendix 4.3**).

² All numbers are rounded to the nearest first decimal point.

³ A noise level of 70 dB(A) and greater is defined as unacceptable for all uses except for playgrounds and neighborhood parks, for which the normally unacceptable noise level is approximately 67 dB(A) and above. The increase in CNEL is rounded to the nearest decimal point; however, because project traffic would traverse all roadway segments listed in this table it would contribute noise at all of the sensitive receptors listed. All roadway segments with adjacent sensitive receptors that currently experience unacceptable noise levels would experience some project-related traffic noise increase and would, therefore, meet Criterion 3.

c. Impact Analysis Using Criterion 3

Because noise levels already exceed normally unacceptable levels at off-site sensitive receptors under the Noise Element's Noise and Land Use Compatibility Guidelines, any noise increases as a result of cumulative projects at these locations would result in significant and unavoidable noise impacts. ~~at sensitive Noise sensitive receptors along the following roadway segments would experience unavoidable significant noise impacts:~~

- ~~Bouquet Canyon Road n/o Newhall Ranch Road,~~
- Bouquet Canyon Road e/o Seco Canyon Road,
- Bouquet Canyon Road e/o Santa Clarita Parkway,*
- Bouquet Canyon Road s/o Soledad Canyon Road,
- ~~Golden Valley Road w/o SR-14*,~~
- ~~Magic Mountain Parkway w/o San Fernando Road,*~~
- ~~Newhall Ranch Road w/o Hillsborough Way,~~
- ~~Newhall Ranch Road w/o Bouquet Canyon Road,~~
- ~~Rainbow Glen Drive s/o Soledad Canyon Road,~~
- Seco Canyon Road n/o Bouquet Canyon Road,
- ~~Soledad Canyon Road e/o Santa Clarita Parkway,~~
- Soledad Canyon Road e/o Rainbow Glen Drive,*
- Soledad Canyon Road w/o Whites Canyon*, and
- Valencia Boulevard s/o Magic Mountain Parkway,
- ~~Via Princessa e/o Rainbow Glen Drive,~~
- ~~Via Princessa w/o Whites Canyon Road*, and~~
- ~~Whites Canyon Road n/o Soledad Canyon Road.*~~

(* = The project would ~~not~~ contribute less than 0.1 dB(A) of mobile noise ~~when rounded to the nearest decibel~~ - to the specified intersections).

10. CUMULATIVE MITIGATION MEASURES

~~Significant Noise sensitive land uses along the following roadway segments would experience a significant impact under Criterion 3~~ ~~cumulative noise impacts already exist at the following locations:~~

- ~~Bouquet Canyon Road n/o Newhall Ranch Road,~~
- Bouquet Canyon Road e/o Seco Canyon Road,
- Bouquet Canyon Road e/o Santa Clarita Parkway,
- Bouquet Canyon Road s/o Soledad Canyon Road,
- ~~Golden Valley Road w/o SR-14,~~
- ~~Magic Mountain Parkway w/o San Fernando Road,~~
- ~~Newhall Ranch Road w/o Hillsborough Way,~~
- ~~Newhall Ranch Road w/o Bouquet Canyon Road,~~

- ~~Rainbow Glen Drive s/o Soledad Canyon Road,~~
- Seco Canyon Road n/o Bouquet Canyon Road,
- ~~Soledad Canyon Road e/o Santa Clarita Parkway,~~
- Soledad Canyon Road e/o Rainbow Glen Drive,
- Soledad Canyon Road w/o Whites Canyon, and
- Valencia Boulevard s/o Magic Mountain Parkway₇₂,
- ~~Via Princessa e/o Rainbow Glen Drive,~~
- ~~Via Princessa w/o Whites Canyon Road, and~~
- ~~Whites Canyon Road n/o Soledad Canyon Road.~~

Project traffic noise contributions at these sensitive receptors would be ~~4.00.2~~ dB(A) or less (see **Table 4.5-5**); nonetheless, because noise levels meet Criterion 3 and already exceed normally unacceptable noise levels, they any noise increases at these receptors are considered significant. No feasible mitigation exists for these noise impacts; therefore, they are considered and unavoidable, resulting in unavoidable significant cumulative impacts.

11. UNAVOIDABLE SIGNIFICANT IMPACTS

a. Project-Specific Impacts

Mitigation measures recommended to reduce construction-related noise impacts would reduce the magnitude of those impacts; however, the potential for construction-related noise levels to exceed normally acceptable noise levels in the Noise Element Guidelines would remain. Therefore, construction-related noise impacts are considered unavoidably significant. Even with construction of the sound walls as proposed and with implementation of the mitigation measures recommended in this section, the project would result in unavoidably significant long-term mobile source noise impacts both on and off the project site. In addition, should they occur, on-site noise levels in excess of 55 dB(A) CNEL from activities at Saugus Speedway would be unavoidably significant under Section 11.44.040 of the Noise Ordinance.

b. Project Cumulative Impacts

The proposed project would result in a significant and unavoidable cumulative noise impact on existing sensitive receptors.

improvements addressed by the NRMP, and its EIS/EIR, that are located on the Riverpark project site include:

Bridges –

- Newhall Ranch Road/Golden Valley Road Bridge (6-lane), 550 feet long, 110 feet wide.
- Santa Clarita Parkway Bridge (6-lane), 500-1,000 feet long, 110 feet wide.

Bank Stabilization (including accessory storm drain outlets) –

- Approximately 2,500 feet of ungrouted rip-rap from Bouquet Canyon Road to the Newhall Ranch Road/Golden Valley Road Bridge.
- Approximately 11,000 feet of buried bank protection from Bouquet Canyon Road to the Newhall Ranch Road/Golden Valley Road Bridge.

The NRMP EIS/EIR reviewed and evaluated the biological context and impacts of these river-related improvements and imposed conditions to mitigate their potential impacts. The applicable improvements proposed by the Riverpark project will be finally permitted under the NRMP, via the VRL process described above, and will be subject to NRMP's conditions/mitigation. To the extent that the Riverpark project improvements differ from those approved in the NRMP, those differences will be discussed in the applicable EIR sections.

b. Field Surveys

General biological field surveys were conducted by qualified biologists on the project site and in the vicinity in spring and summer of 2002 and spring 2003 to inventory observable wildlife, map and characterize on-site habitats, and to evaluate the potential of the site to support special-status species. Focused presence/absence surveys conducted specifically for this project were for the following: special-status plants (April 2002; April, May, and June 2003); protocol coastal California gnatcatcher (*Polioptila californica californica*) (2002-2003); ~~protocol~~ unarmored three-spine stickleback (*Gasterosteus aculeatus williamsoni*) (spring 2003); protocol arroyo toad (*Bufo microscaphus californicus*) (spring 2002, 2003); western spadefoot toad (*Spea hammondi*) (March and May 2003, March 2004); and special-status birds other than the coastal California gnatcatcher (spring 2003). General surveys were conducted for mammals in spring 2003. All surveys were conducted according to published CNPS, CDFG and/or USFWS survey protocols for the appropriate target species. Technical reports documenting the methods and results of these focused surveys are included within **Appendix 4.6**. Focused presence/absence surveys conducted on Newhall properties that include the Riverpark project site include annual avian surveys since 1993 and

April 2003 as a reference; the species had germinated and some plants were flowering. Therefore, if slender-horned spineflower exists on the project site, it should have been observed in 2003, but it was not found (FLx 2003) (Hendrickson 1996).

A known off-site population of the sensitive San Fernando Valley spineflower was also field-checked as a reference population in April 2003. This species had germinated and was observed flowering. Although potential habitat exists for this plant on the project site, the species was not found. The technical report, prepared by FLx (2002-2003), discusses the methods and results of plant surveys on more detail, and it is located in **Appendix 4.6**.

Suitable habitat occurs on the site for ten other special-status plant species. However, none of these species were observed on the site during focused surveys that were conducted during the blooming periods of each species. Had any of these species occurred on the site during the time the surveys were conducted, they likely would have been observed.

(2) Wildlife Species

The term special-status wildlife includes those species that are state or federally listed as Threatened or Endangered, have been proposed or are candidates for listing as Threatened or Endangered, are considered State Species of Special Concern, CDFG Special Animals, California Protected or Fully Protected Species, and/or are Federal Species of Concern.

~~Twelve~~~~Sixteen~~~~Eleven~~ special-status species were observed during site surveys: western spadefoot toad (*Spea hammondi*), California thrasher (*Toxostoma redivivum*), oak titmouse (*Baeolophus inornatus*), Nuttall's woodpecker (*Picoides nuttallii*), Costa's hummingbird (*Calypte costae*), sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperi*), white-tailed kite (*Elanus leucurus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), loggerhead shrike (*Lanius ludovicianus*), yellow warbler (*Dendroica petechia brewsteri*), summer tanager (*Piranga rubra*), Southern California rufous-crowned sparrow (*Aimophila ruficeps*), Bell's sage sparrow (*Amphispiza belli belli*), tricolored blackbird (*Agelaius tricolor*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and San Diego desert woodrat (*Neotoma lepida intermedia*). However, a total of ~~51~~~~55~~ potential species are addressed in this report based on an evaluation of on-site habitats compared with each species' life history requirements, occurrence records of species in the project vicinity, and documented geographic distribution of each species. All special-status wildlife species addressed in this report are listed in **Table 4.6-2, Special-Status Wildlife Species Known to Occur or Potentially Occur in the Riverpark Area**. Those species observed or with habitat occurring on the project site are discussed in more detail below.

delineation of waters and streambeds associated with the Santa Clara River has been completed and confirmed by the agencies, as part of the Natural River Management Plan and subsequent permits.

(4) Summary of Jurisdiction

The on-site portion of the Santa Clara River is approximately 14,155 linear feet and supports southern riparian scrub vegetation (161.4 acres), southern willow scrub vegetation (1.9 acres), mulefat scrub vegetation (1.2 acres) and riverwash (176.2 acres), as described earlier in this document. A jurisdictional delineation for the Santa Clara River was conducted in association with the development of the NRMP. Within the reach of the Santa Clara River that occurs on the project site, the boundary of jurisdiction for ACOE and CDFG were determined to be the same. Based on that delineation, the total area under ACOE and CDFG jurisdiction within the Santa Clara River is 340.7 acres.

The Santa Clara River and its associated ephemeral drainages flow through the project site. There are a total of seven drainages located on the project site (**Figure 4.6-4**). Drainages 1 and 5 are intermittent streambeds, while Drainages 2, 3, 4, 6, and 7 are ephemeral streambeds. Because Drainages 2, 3, 4, and 5 do not connect to the Santa Clara River or any other “navigable waters”, as defined by the Clean Water Act, these drainages are, therefore, not under the jurisdiction of the ACOE. The following briefly describes each of these drainages and the amount of ACOE and/or CDFG jurisdiction associated with each drainage.

Drainage 1 is an intermittent stream, which occurs within the main canyon located in the center of the project site. It consists of one main channel and a small tributary channel that occur within a disturbed area of the site. The tributary channel is approximately 260 feet in length and the main channel is approximately 2,728 feet in length. This drainage is located within a disturbed area that has been developed for many years. Because the channel discharges into the Santa Clara River, it is considered a “Waters of the U.S.,” as defined by the Clean Water Act and, therefore, under the regulatory jurisdiction of the ACOE. The CDFG also has jurisdiction of the streambed and associated riparian vegetation. The ACOE jurisdiction is approximately 0.4 acre and the CDFG jurisdiction is approximately 2.7 acres.

Drainage 2 is an ephemeral streambed, which consists of one main channel and a smaller tributary channel. The total length of the main channel is approximately 784 feet and the tributary is approximately 336 feet. The total amount of CDFG jurisdiction is approximately 0.7 acre.

Drainage 3 is an ephemeral streambed totaling approximately 210 feet in length. CDFG jurisdiction totals approximately 0.2 acre. Since preparation of the Draft EIR, a Hybrid Functional Assessment (HFA) was prepared for drainages in the Riverpark site. This report, prepared by Glenn Lukos Associates, September 2004 determined that Drainage 3 is non-jurisdictional by CDFG. This drainage is also considered non-jurisdictional by ACOE.

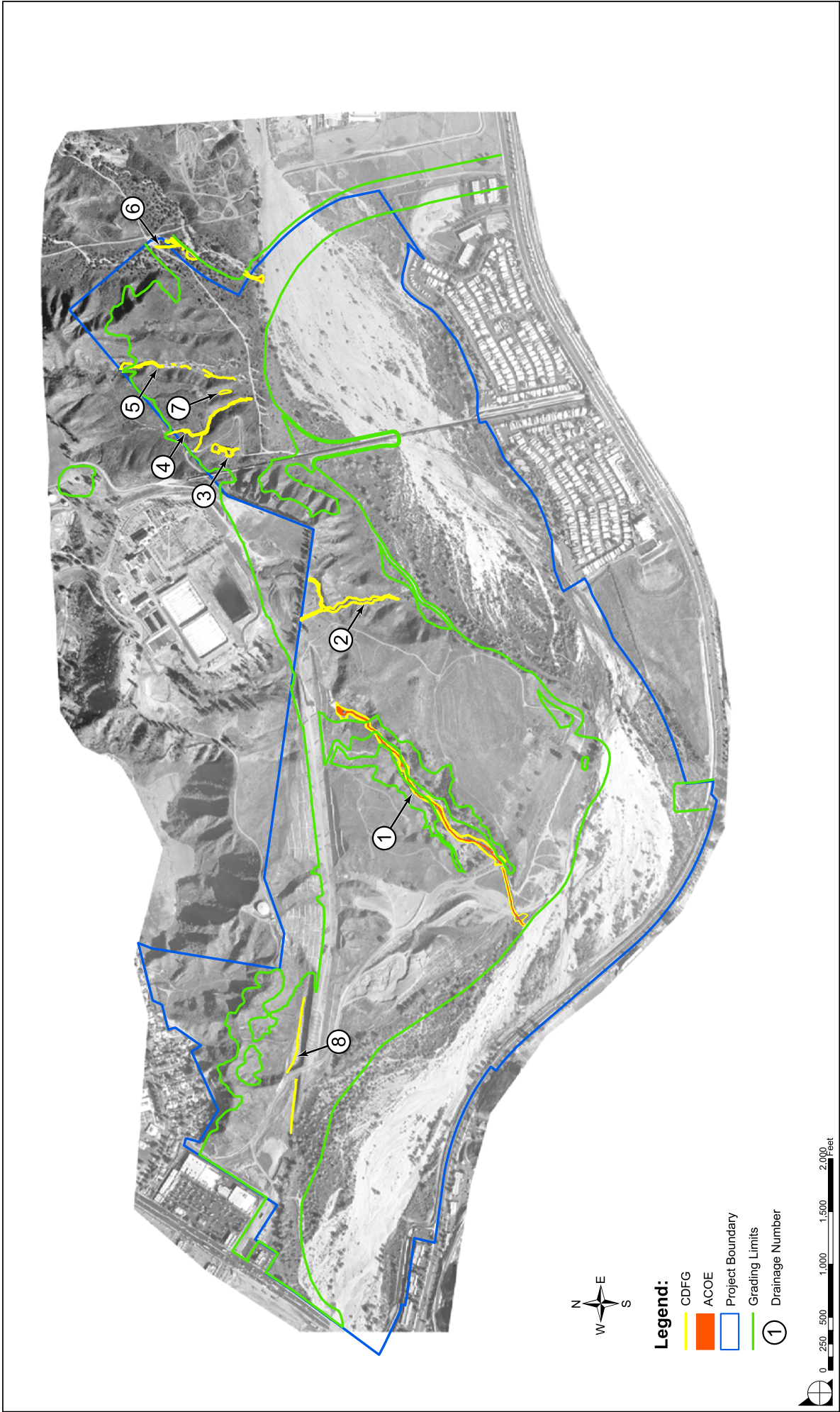


FIGURE 4.6-4

Drainage Locations

Drainage 4 is an ephemeral streambed, which consists of one main channel and a smaller tributary channel. The length of the main channel within the project boundary is approximately 1040 feet, and the tributary is approximately 104 feet. A total of approximately 0.38 acre is within CDFG jurisdiction. Drainage 4 continues north of the project boundary and grading limits.

Drainage 5 is an intermittent stream. The channel is well defined in the upper reaches of the streambed, but is less defined in the lower reaches. In some areas of the lower reaches, there are no obvious channels or banks. The length of the drainage within the project boundary and the grading limits is approximately 1,040 feet. A total of approximately 0.16 acre is within CDFG jurisdiction.

Drainage 6 occurs at the eastern edge of the project site and is essentially in a natural condition. This drainage consists of one main channel and two smaller tributary channels. The total length of the main channel and two tributaries is approximately 1,418 feet. Part of drainage 6 is outside the project boundary and the grading limits. The length of the main channel within the project boundary and the grading limits is approximately 572 feet. Only one of the two tributaries are within the project boundary and the grading limits. The length of the tributary within the project boundary and the grading limits is approximately 104 feet. Because the channel discharges into the Santa Clara River, this drainage is under ACOE jurisdiction. Total ACOE jurisdiction within the project boundary and grading limits is approximately 0.18 acre; the total CDFG jurisdiction is approximately 0.37 acre.

Drainage 7 is a barely-defined ephemeral streambed 200 feet in length and 1 to 2 feet wide, or less than 0.1 acre in size. This drainage appears erosional in character within a broad swale with very little gradient.

Drainage 8 is subject to CDFG jurisdiction only and covers approximately 0.12 acres. This drainage feature is located west of Drainage 1. This feature is a newly created drainage that formed as a result of erosion from a concrete v-ditch that discharges storm flows from a manufactured cut slope. No wetlands are associated with this feature.

The total length of all seven drainages within the project boundary and grading limits is approximately 7,250 feet. The total amount of acreage under jurisdiction of the CDFG within the project boundary and grading limits is approximately 4.51 acres. The total amount of acreage under jurisdiction of the ACOE is approximately 0.58 acre. The combined acreage of both CDFG and ACOE jurisdictional resources is approximately 5.09 acres.

e. Wildlife Movement Corridors

Over the past several decades, the Santa Clarita Valley has seen extensive urban development. The Riverpark project site is located within the center of the City of Santa Clarita with existing development

impact Endangered species, the ACOE, the Department and LACDPW shall meet in the field to resolve the issue. LACDPW may contact the ACOE and the Department to identify areas of potential Endangered species habitat. If the ACOE and the Department believe the work may adversely impact Endangered species or its habitat resources or the LACDPW wishes to consult with the ACOE and the Department, a field meeting will be scheduled. At the field meeting, the ACOE and the Department will provide information regarding Endangered or Threatened species that could be impacted by the project. If take of an Endangered species will occur, the appropriate Endangered species permits will be required. To the extent that a USFWS Section 7 and a CDFG Section 2081 Memorandum of Agreement have been completed for the species present, the mitigation measures shall be implemented and construction may proceed as outlined in these documents.

- rr) The notification is provided to demonstrate consistency with the policies of the NRMP. In non-emergency situations, the ACOE and the Department must respond to the notification within 20 working days if they believe that the work is inconsistent with the NRMP, at which time a field meeting will be scheduled to review the site and determine how the work may proceed. If the ACOE and the Department do not respond within 20 working days, the work shall proceed as described in the notification. However, appropriate Endangered species permits will be required for impacts to Endangered species.

It should be noted that some of the activities permitted through the NRMP on the Riverpark site have been scaled back as part of the Riverpark project, and those improvements would now have less of an impact than would have occurred if constructed as described in the NRMP. More specifically, in the area of A1, the "top of bank stabilization" proposed with the project has been set back anywhere from 50-320 feet from where the NRMP permitted the stabilization. Additionally, the Riverpark project does not include bank stabilization from the eastern terminus of the "toe protection" to the western bridge abutment for the Newhall Ranch Road/Golden Valley Road Bridge. Under the NRMP, bank stabilization was permitted in this area. Finally, the project does propose two encroachments beyond the bank stabilization line permitted by the NRMP. One is necessary to save a Heritage oak tree (Tree No. 74) and encroaches up to 80 feet beyond the NRMP bank stabilization line. The second encroachment occurs at the Newhall Ranch Road/Golden Valley Road Bridge and is necessary to accommodate a change in the alignment for the bridge from what was shown in the NRMP and to accommodate a trail connection from the Class 1 bike trail on Newhall Ranch Road to the Santa Clara River Trail. The top of bank stabilization in this area encroaches up to 230 feet from what was shown and permitted in the NRMP. It should also be noted that while the NRMP addresses many of the biological impact issues addressed in this section, the City of Santa Clarita is conducting its own impact analysis of this project, which includes floodway and erosion protection, through this EIR.

Additionally, A Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan, July 20, 2004 prepared by URS (Final EIR Appendix C) both characterizes and evaluates the quality of wetland and riparian habitats within selected areas of the Natural River Management Plan on the Santa Clara River. The report concludes that when bank stabilization is placed upland from the active channel (buried bank stabilization), that floodplain, and terrace geomorphological units of the river had less impacts on the hydrologic and ecological functions of the riparian system.

The following section focuses on the effects of implementation of the proposed project on plant communities, common and special-status plant and wildlife species, special-status habitats, and wildlife movement corridors and whether these effects exceed the thresholds of significance. Because most biological resources, particularly plants and wildlife, are dependent upon the condition, extent, and character of specific ecosystems and habitat types, impacts on these resources are generally discussed in terms of the effect of project-related activities on natural habitat areas, (i.e., on plant communities). However, direct impacts with respect to specific plant and wildlife resources (e.g., active nests, dens, and individual plants and animals) are also evaluated and discussed when impacts on these resources, in and of themselves, could be considered significant or conflict with local, state and federal statutes or regulations.

The principal direct impact of implementation of the proposed project is to convert approximately 317 acres of the project site (about 46 percent) from an undeveloped to a developed and partially restored condition. The approximate acreage and percentage of each of the vegetation/habitat types expected to be disturbed on the site as a result of project implementation are provided in **Table 4.6-3, Riverpark Habitat Acreages and Impacts**, and are described below. Only those plant communities directly impacted are discussed.

(1) Plant Communities

(a) Disked Field

The direct impact of implementation of the proposed project on this habitat type is to convert 83.5 acres to residential use and 1.2 acres to graded slopes. This combined loss represents about 90.7 percent of this habitat type on the site.

The existing habitat is highly disturbed by on-going disking activities. Consequently, this habitat type is considered of low biological resource value. Although there are areas of ruderal vegetation, non-native, and native grasses for a portion of the year, there is no available habitat on the site for animals to nest, roost or find shelter and little opportunity for insectivores to forage. Because of the low biological value of these disked areas, and because no special-status resources occur in these areas, the loss of this land use would not be a significant impact.

15 oak trees will be removed (two of which are dead); of these, 12 will be relocated to remaining open space or landscaped areas. A total of 70 trees will be retained within open space areas on the project site. Of the trees to remain on the project site, the protected zone of 3 additional oak trees would be encroached upon as a result of project implementation. Of the 10 heritage oak trees on the site, 5 will be retained in place, 2 dead heritage oak trees will be removed and 3 are proposed for relocation to preserved open space areas within the project site.

Although no special-status plant or wildlife species were observed in this particular habitat during site surveys, mixed oak/grass areas provide habitat for a variety of common wildlife species. In particular, the large mature trees within this habitat type can be important to a number of raptor species known to occur in this region for both foraging, perching, and nesting. The loss of 0.5 acre is a relatively small amount in terms of habitat for common wildlife species and is not considered a significant impact from a habitat perspective. The loss of oak trees and required mitigation is addressed later in this section.

(m) Developed Area with Mixed Trees

The direct and permanent loss of approximately 4.0 acres of mixed trees to graded open space and 1.9 acres to graded slopes would occur with the implementation of the project. This loss represents about 71.1 percent of the mixed trees on the site.

~~This area on the project site has a large component of non-native species and is not known to support special-status plant or wildlife species, California black walnut (a CNPS list 4 species).~~ This area on the project site has a large component of non-native species and is not known to support special-status plant or wildlife species, with the exception of California black walnut (a CNPS list 4 species). -Approximately half of the individual black walnut trees will be removed due to implementation of the proposed project. This portion of the site is also characterized by a large amount of trash, debris, and some building. Because of the relatively low status of a CNPS list 4 species and because of the relatively low biological value of this habitat in terms of plant species composition, the loss of 5.8 acres of this habitat is not considered a significant impact to this plant community. However, the large mature trees within this habitat type could be important to a number of raptor species for both foraging, perching, and nesting. Specific impacts to nesting birds are discussed later in this report. Because of the existing areas of mature trees within the vicinity of the project site (to the north and south) the permanent loss of this foraging, perching and nesting habitat for raptor species is not considered significant. The combined loss of 5.9 acres is a relatively small amount in terms of habitat for common wildlife species and is not considered a significant impact from a habitat perspective; however, the loss of oak trees would be addressed through issuance of an oak tree permit, as provided by the City of Santa Clarita Oak Tree Ordinance. The loss of oak trees (trees numbered 10, 11 and 12) and impacts to individual special-status plant species are addressed later in this section.

Temporary Construction Impacts within the Resource Line from Buried Bank Stabilization and Impacts Associates with Newhall Ranch Road/Golden Valley Road Bridge

Approximately 21.8 acres of the riverbed within the resource line would be temporarily disturbed due to installation of the bank protection and bridge. Impacts to specific plant communities that are under the jurisdiction of ACOE and CDFG are addressed within the appropriate plant community section of this draft EIR. The NRMP measures that are incorporated into the project design that will minimize to a less than significant level are also discussed in these sections.

Implementation of this project would also result in impacts to ACOE and CDFG jurisdictional areas associated with ~~six~~seven drainage channels in the upland portion of the project site. The impacts to these channels are summarized below:

Channel #1 – All 0.4 acre within ACOE jurisdiction and all 2.7 acres within CDFG jurisdiction would be impacted as a result of the implementation of this project.

Channel #2 – All 0.7 acre within CDFG jurisdiction would be impacted as a result of the implementation of this project.

Channel #3 – All 0.2 acre within CDFG jurisdiction would be impacted as a result of the implementation of this project. Since the preparation of the Draft EIR, ACOE and CDFG have reviewed and confirmed the delineation. As a result of the confirmation process, the agencies determined that Drainage 3 is not jurisdictional. The Glenn Lukos Associates Hybrid Functional Assessment, dated September 2004 find that the area previously identified as a drainage (1) lacks aquatic, riparian and wetland vegetation, (2) does not exhibit sufficient hydrology, (3) lacks bed and bank stabilization, and (4) does not qualify as either a water of the United States or a water of the State. (See FEIR Appendix C)

Channel #4 – All 0.4 acre within CDFG jurisdiction would be impacted as a result of the implementation of this project.

Channel #5 – All 0.2 acre within CDFG jurisdiction would be impacted as a result of the implementation of this project.

Channel #6 – All 0.2 acre within ACOE jurisdiction and all 0.4 acre within CDFG jurisdiction would be impacted as a result of the implementation of this project.

Channel #7 – All (<) 0.1 acre within CDFG jurisdiction would be impacted as a result of the implementation of this project.

Channel #8 – This drainage feature is subject to CDFG jurisdiction only and covers approximately 0.12 acre. This channel was formed as a result of erosion from a concrete v-ditch that discharges storm flows from a manufactured cut slope. No wetlands are associated with this feature.

Impacts to specific plant communities that are under the jurisdiction of ACOE and CDFG are addressed within the appropriate plant community section of this draft EIR. The NRMP measures that are incorporated into the project design that will minimize to a less than significant level are also discussed in these sections.

Additionally, the Glenn Lukos Hybrid Functional Assessment for Riverpark, dated September 2004, indicates that the area of the drainages to be impacted are largely unvegetated, or support degraded and

non-native habitats. Further, the drainages exhibit minimal function (see Final EIR at Appendix C). Higher function areas of the drainages are avoided by project design. Implementation of the project, including proposed mitigation, has been demonstrated to increase onsite aquatic, riparian and wetland function, which will benefit species using the river. As a result, impacts to the onsite drainages can be mitigated to a level of insignificance.

Additionally, the wetland, riparian and aquatic function of these drainages in the existing condition is minimal because the drainages are generally degraded. Two are artificial features. Four are isolated, and do not connect to the River. Many have been disturbed by past commercial and agricultural activity on the project site. None support high quality, natural wetland habitat. All are primarily unvegetated or disturbed or non-native upland species.

(6) Impacts on Habitat Adjacent to Santa Clara River Riparian Area

As previously discussed, the upland habitat communities immediately adjacent to the river corridor are important to riparian wildlife species that also utilize these areas as part of their life history requirements. In general, upland habitat within 100 feet from the riparian resource edge associated with the river is considered of highest value with respect to riparian wildlife species and is necessary to maintain species diversity within the riparian ecosystem and adequately buffer this ecosystem from adjacent incompatible land uses.

As stated in the significance threshold criteria, providing an upland preserve area of less than 100 feet (in areas where at least 100 feet of upland habitat from the riparian resource currently occurs) of high quality habitat would be presumed to be a significant impact on the riparian ecosystem associated with the Santa Clara River. Based on an analysis of the approximately 14,155 linear feet of riparian edge within the project, the following indicates the linear footage that meets, exceeded, or did not meet the 100-foot width threshold:

- 2,910 linear feet (20.6 percent) meets or exceeds 100 feet in width;
- 470 linear feet (3.3 percent) is between 50 and 100 feet in width; and
- 10,775 linear feet (76.1 percent) is between 0 and 50 feet in width.

As shown, 79.4 percent of the area would not meet the 100-foot threshold setback. However, many of the proposed areas in which 100 feet of preserved upland habitat is not met, these areas are characterized with high bluffs that begin less than 100 feet of the riparian resource line or are disturbed due to past agricultural operations. In addition, 2,100 linear feet of the area within the 100-foot threshold setback that would be impacted is due to the construction of Newhall Ranch Road. The placement of the extension of this road within the project site is limited because of the existing termination point.

A portion of the 100-foot riparian/upland area to be impacted consists of ruderal habitat that has been historically disturbed by agricultural operations and dirt stockpiling. Under the proposed project, the remaining area within the 100-foot riparian upland preserve zone would be restored as high quality upland habitat. An additional 85 acres of disturbed or degraded upland habitat would also be preserved at various locations beyond the 100-foot threshold line. While active habitat restoration within areas of low biological value would enhance the upland area adjacent to the river, an overall minimum of 100 feet project-wide would still not be preserved. Therefore, this impact on the riparian ecosystem is still considered significant.

upland vegetation, all vegetation will be replaced with native plant species similar to that being removed immediately after the completion of the bank stabilization. All graded areas for the buried bank stabilization will be returned to naturalized contours, not to exceed 4:1 slope angles, and will be vegetated entirely with native species as part of the upland buffer zone enhancement. Where slope angles occur within the setback, and alluvial or riparian scrub are not appropriate for vegetation cover due to drainage, coastal sage scrub, approximating existing formations locally, may be substituted.

- Planting remaining upland habitat areas within 100 feet of the riparian resource edge with native upland species similar to that which historically occurred in the area (likely to be either coastal sage scrub or alluvial scrub). The area shall be planted at a density to achieve a minimum of 40 percent plant cover (with a maximum of 70 percent) by the dominant or co-dominant plant species of that particular plant community, or as determined by a qualified plant biologist. The area shall be maintained by the applicant as high quality upland habitat for a minimum of 5 years after planting.
- As noted in the GeoSyntex report, dated October 13, 2004, "according to the Water Quality Technical Report (Draft EIR Appendix 4.8.1), as much as 0.15 acre-feet of dry weather flows could be generated on a daily basis from the Project's urbanized areas. These dry weather flows will be fully eliminated through evapotranspiration and infiltration in the proposed water quality basins and vegetated swales, which will be designed to fully contain these dry weather flows. As a result, increased in dry weather flows discharged to the Santa Clara River are not expected." Consequently there would be no associated habitat conversion impacts resulting from the project.

As indicated above, the NRMP proposes a series of activities along the Santa Clara River and its tributaries, including the installation of bank protection at various locations through the Riverpark site. The NRMP was the subject of an EIS/EIR prepared jointly by the United States ACOE and CDFG, and that EIS/EIR and the NRMP were certified and approved by those agencies in 1998. Master permits were then issued by the ACOE and DFG for the NRMP activities, including those proposed for the Riverpark site.

As part of the Riverpark project, the applicant has elected to move certain components of the project further away from the river, and has eliminated bank stabilization in certain areas, than what was permitted by the NRMP, thereby, reducing the amount of riparian area impacted by development when compared with the riparian area that could be developed under the NRMP. As shown in **Figure 4.6-7**, a total of 13.2 net acres of riparian area that could be developed under the NRMP-related permits would no longer be developed if the Riverpark project were developed as proposed. There are two small areas where the proposed project encroaches within the approved development line as presented in the NRMP. One area of proposed development encroaches approximately 80 feet into the NRMP area in an effort to preserve a Heritage oak tree. The other encroachment is due to the construction of Newhall Ranch Road and encroaches approximately 200 feet.

As shown in **Table 4.6-3**, of the area to be permanently impacted between 0 and 100 feet from the riparian resource area (approximately 47 acres), approximately 40 percent of the impacted area (19.1 acres) would be impacted by the installation of regional roads/bridges and the River Trail.

Permanent alteration of approximately 47.4 acres (15,396 linear feet) of ACOE and CDFG jurisdictional area will result from project implementation. The impacts to the Santa Clara River are considered permanent for this evaluation because the channel and banks will be re-contoured. However, the basic shape and size of the channel and banks will not be changed. While these actions do not eliminate or completely avoid the significant impacts that would occur to riparian and related upland areas due to the project, they do partially lessen the impact of development.

Within the SEA boundaries, a total of 9.0 acres of disked field, 0.5 acres of non-native grassland, 2.0 acres of river wash and 14.5 acres of southern riparian scrub habitat, representing a total of 24.0 acres of SEA habitat (10 percent of the total SEA habitat within the project site), will be permanently lost as a result of the implementation of the project. The locations of these impacts are generally along the northern bank of the Santa Clara River west of the proposed Santa Clarita Parkway Bridge and primarily as a result of the proposed bank stabilization and traffic improvements. Impacts to riparian habitat within the SEA as a result of trails, project construction and grading activities, and bank stabilization and bridge maintenance activities, are the same as those discussed above.

Because of the relatively small amount of each habitat type within the SEA to be removed, and because the habitat areas to be removed are disjointed and spread out over the entire SEA area within the project site boundary, the permanent loss of 24.0 acres of habitat within the SEA boundaries is not expected to detract from the overall integrity and value of the SEA, in and of itself. In particular, this loss of area will not adversely affect the unarmored three-spine stickleback, the state and federally listed Endangered fish species for which the SEA was originally designed to protect (County of Los Angeles General Plan). In addition, the project plan will preserve and enhance various amounts of upland habitat, up to approximately 126 feet in Area B (which includes the bluff area), adjacent to the river that will serve as a buffer between habitats within the SEA and adjacent urban development. Impacts to riparian plant communities within the SEA are addressed within the appropriate plant community section of this draft EIR. However, because of the overall sensitivity of SEAs, and because any permanent loss of habitat within a SEA will effectively reduce the overall size of the SEA, the permanent net loss of 24.0 acres within the Santa Clara River SEA is considered a significant impact.

d. Operational Impacts

Indirect impacts on biological resources would occur to those habitat areas surrounding the project site after the completion of the proposed project. It is expected that implementation of the proposed project would result in indirect impacts to biological resources in the following ways:

- An increased human and domestic animal presence in the area and noise associated with this presence;
- Increase in populations of non-native plant species;
- Increased light and glare;
- Stormwater runoff; and
- Construction activities.

- t) In the event that a special-status species is observed in the habitats to be removed or in other habitats within 300 feet of the construction work areas, the applicant has the option of delaying all construction work in the suitable habitat or within 300 feet of the suitable habitat until after September 1st, or continuing the surveys in order to locate any nests. If an active nest is found, clearing and construction within 300 feet (500 feet for raptors) ~~of the nest~~ shall be postponed until the nest is vacated and juveniles have fledged, and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area.
- u) Locating and determining the status of a nest shall be performed in accordance with approved procedures by the USSFWS and CDFG. The ACOE and CDFG shall be notified at least 14 days prior to the first scheduled survey and shall have the option of attending. Results of the surveys, including surveys to locate nests, shall be provided to the ACOE and CDFG no later than 5 days prior to construction. The results shall include a description of any nests located and measures to be implemented to avoid nest sites. No surveys will be necessary if the work is completed outside of the riparian bird breeding and nesting season, i.e., from September 1st through March 15th.
- v) Thirty days prior to construction activities in areas of the "upland impact zone" associated with individual NRMP projects, a qualified biologist shall conduct a survey to capture and relocate individual San Diego and California horned lizard, silvery legless lizard, coastal western whiptail, pallid bat, San Diego black-tailed jackrabbit, and San Diego desert woodrat in order to avoid or minimize take of these sensitive species. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. Pre-construction surveys shall only be conducted in areas dominated by Riversidian coastal sage scrub or coastal sage – chaparral scrub or if construction will occur within 300 feet of native upland habitat. Results of the surveys and relocation efforts shall be provided to CDFG in the Annual Mitigation Status Report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.
- w) Construction activities shall be limited to the following areas of temporary disturbance: (1) an 85 foot-wide zone that extends into the river from the base of the rip-rap or gunite bank protection where it intercepts the river bottom; (2) 60 feet on either side of the outer edge of a new bridge or bridge to be modified; (3) 50-foot-wide corridor for all utility lines; and (4) 20-foot-wide temporary access ramps and roads to reach construction sites. The locations of these temporary construction sites and the routes of all access roads shall be shown on maps submitted with the Verification Request Letters for individual projects that are submitted to the CDFG and ACOE. Any variation

Species Permits will be required. To the extent that a USFWS Section 7 and a CDFG Section 2081 Memorandum of Agreement have been completed for the species present, the mitigation measures shall be implemented and construction may proceed as outlined in these documents.

- rr) The notification is provided to demonstrate consistency with the policies of the NRMP. In non-emergency situations, the ACOE and the Department must respond to the notification within 20 working days if they believe that the work is inconsistent with the NRMP, at which time a field meeting will be scheduled to review the site and determine how the work may proceed. If the ACOE and the Department do not respond within 20 working days, the work shall proceed as described in the notification. However, appropriate Endangered Species Permits will be required for impacts to Endangered species.

7. MITIGATION MEASURES PROPOSED BY THIS EIR

The following discussion describes measures proposed within this Draft EIR to avoid, minimize, or reduce significant or potentially significant impacts on biological resources. These measures are also designed to ensure compliance with state and federal statutes and regulations regarding special-status plant and animal species.

a. Resource Management and Monitoring Plan

4.6-2 "Resource Management and Monitoring Plan"

Prior to issuance of a Grading Permit for the project, the applicant shall obtain the services of a qualified biologist who must, at a minimum, have an appropriate degree in botany, biology, wildlife biology, wetlands biology, or ornithology and experience in developing management plans for the flora and fauna, jurisdictional resources, plant community and wildlife habitats found in the Southern California area, to develop a RMMP to serve as a guideline for managing and monitoring mitigation areas for specific species, plant communities, jurisdictional resource areas, and habitats. The RMMP shall serve as the basis for issuance of permits by the resource agencies. Those permits (Section 404, 1600, 401 permits) shall be obtained prior to grading. The RMMP shall be submitted to the City of Santa Clarita Planning and Building Services at least 30 days prior to issuance of a Grading Permit for the project, and shall include the following:

- a. A Site Selection for mitigation within the project area will be determined in coordination among the project applicant, CDFG, and ACOE. Potential sites include the low value reaches of Drainage 1 and the low value areas of the river banks.
- b. A Planting Plan that at a minimum, lists all appropriate native plants to be included in all revegetation mitigation areas. The planting plan shall be developed by a qualified biologist as approved by the City.
- c. Procedures regarding the removal of non-native vegetation, planting of native vegetation, translocation of trees, planting of container stock, irrigation and equipment use.
- d. Maps that illustrate the specific location of mitigation areas.
- e. Procedures outlining site preparation, monitoring and maintenance activities including frequency and timing of monitoring visits, plant maintenance, temporary irrigation maintenance and replacement planting. The site preparation will include (1) weed control, (2) herbivory control, (3) trash removal, (4) irrigation systems maintenance, (5) maintenance training, and (6) replacement planting.
- f. Specific criteria that will specify what goals must be accomplished at each mitigation area before the mitigation is deemed a success.

- g. Restoration and Creation of Habitat: The plan shall require the creation of riparian habitat in the amount and of the type required by CDFG and ACOE, provided, however, that in order to assure no net loss of jurisdictional resources on an acre for acre basis, all impacted ACOE and CDFG jurisdictional habitat shall be compensated by restoration, enhancement or creation at a minimum of 1:1 ration.
- h. Adaptive Management and Contingency Actions that will specify what actions will be taken in the event success criteria are not met.
- i. A Monitoring Plan will include (1) qualitative monitoring (i.e., photographs and general observation), (2) quantitative monitoring (i.e. randomly placed transects), (3) performance criteria as approved by the resource agencies, (4) monitoring reports for three to five years, (5) site monitoring as required by the resource agencies to ensure successful establishment of riparian habitat within the restored and created area. successful establishment is defined per the performance criteria set forth in this measure and as agreed to by the resource agencies, i.e., ACOE, CDFG and RWQCB, and the landowner or subsequent project applicant.
- j. The source of funding that will be required to successfully carry out all procedures outlined in the RMP.
- k. A Schedule will be developed which includes planting to occur in late fall and early winter, between October and January 31.
- l. Long Term Preservation of the site will also be outlined in the mitigation plan to ensure the mitigation site is not impacted by future development. The plan shall be submitted to the City of Santa Clarita Planning and Building Services Department for review and approval.

Prior to issuance of a Grading Permit for the project, the applicant shall obtain the services of a qualified biologist who must, at a minimum, have a degree in botany, biology, wildlife biology or ornithology and experience in developing management plans for the flora and fauna, plant community and wildlife habitats found in the Southern California area, to develop a RMMP to serve as a guideline for managing and monitoring mitigation areas for specific species, plant communities, jurisdictional resource areas, and habitats. The RMMP shall be submitted to the City of Santa Clarita Planning and Building Services at least 30 days prior to issuance of a Grading Permit for the project, and shall include the following:

- a. ~~A Planting Plan~~, at a minimum, that lists all appropriate native plants to be included in all revegetation mitigation areas. The planting plan shall be developed by a qualified biologist as approved by the City.
- b. ~~Procedures~~ regarding the removal of non native vegetation, planting of native vegetation, translocation of trees, planting of container stock, irrigation, and equipment use.
- c. ~~Maps~~ that illustrate the specific location of mitigation areas.
- d. ~~Procedures outlining monitoring and maintenance activities~~ including frequency and timing of monitoring visits, plant maintenance, and irrigation maintenance.
- e. ~~Specific criteria~~ that will specify what goals must be accomplished at each mitigation area before the mitigation is deemed a success.
- f. ~~Adaptive Management and Contingency actions~~ that will specify what actions will be taken in the event success criteria are not met.
- g. ~~The source of funding~~ that will be required to successfully carry out all procedures outlined in the RMMP.

4.6-3 Unless directed otherwise by a lead agency, responsible agency, or regulatory agency, the monitoring of results will be maintained for a period of five years. The frequency of monitoring visits may vary by task category, but generally quarterly visits are conducted for the first three years followed by two subsequent annual visits. An annual report shall be produced by the biologist conducting the monitoring activities and will be provided to the lead agency and appropriate regulatory agencies.

b. ACOE Waters of the U.S. and CDFG Streambeds

- 4.6-4 Newhall shall prepare an amendment or variance to the NRMP and mitigate in accordance with the above requirements.

c. Special-Status Plant Species

(1) Parry's larkspur, Slender and Plummer's mariposa lilies

- 4.6-5 To minimize direct loss of Parry's larkspur, slender and Plummer's mariposa lilies in areas subject to disturbance, additional field surveys to determine amount of area covered by these species and approximate densities shall be conducted during the appropriate blooming period for these species prior to site preparation and/or grading activities in areas potentially supporting this species. Locations of individual plants or plant populations shall be appropriately flagged, and (1) seeds from a representative mix of individual plants shall be collected and sown in appropriate habitats, or on cut slopes, and (2) the bulbs shall be harvested and transplanted to areas of appropriate habitat which are not subject to further disturbance. The goal will be to produce replacement populations of in-kind plants reaching maturity, at a ratio of 1:1 with respect to the number and density of plants (estimated) to be lost. The areas to be preserved and maintained as open space within the Riverpark project site contain habitat suitable to support these species. All seed collecting, planting, and transplanting procedures shall be identified in the RMMP and appropriate management, monitoring, success criteria, and adaptive management guidelines for the mitigation of impacts to these species shall also be identified.

(2) Oak Trees

- 4.6-6 While the majority of oak trees on the site will be retained in place, three live trees will be removed and 12 will be relocated. Appropriate approvals shall be obtained prior to oak trees being removed, subject to the Oak Tree Preservation Ordinance (Ordinance 89-1) and the City of Santa Clarita Oak Tree Preservation and Maintenance Guidelines. Prior to grading, oak trees near construction/grading areas that will not be removed will be protected during the grading and construction phases of the project by appropriate fencing that extends 5 feet beyond the tree canopy's dripline, or 15 feet from the trunk, whichever is greater.
- 4.6-7 Additional specific mitigation measures are described in detail in the Oak Tree Report produced by Tree Life Concern, Inc. (**Appendix 4.6**) and listed below. The mitigation measures described in this report are supported by the City's Oak Tree Specialist and exceed the requirements of the City of Santa Clarita tree ordinance.

Equipment damage to the limbs, trunks and roots must be avoided. Even slight trunk injuries can result in long-term, life threatening pathogenic maladies. No storage of equipment or debris within the Protective Zone (dripline plus 5 feet) will be allowed. No dumping of construction wastewater i.e., paint, stucco, concrete, clean-up, etc. within Protective Zones. Generally, fencing shall be placed at the Protective Zone of any oak or groups of oaks within 50 feet of proposed construction activity. Protective Fencing must remain in place during construction projects and shall not be moved or removed without prior written approval from the Department of Community Development under the direct supervision of the Project Consulting Arborist.

Protective Fencing shall be at least 4 feet in height with a visible sign attached at 50 feet intervals which reads: [WARNING - THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF SANTA CLARITA COMMUNITY DEVELOPMENT DEPARTMENT]

d. Special-Status Wildlife

Mitigation measures to avoid take of state and federally listed Threatened and/or Endangered species have been identified in the NRMP EIS/EIR and in the Section 1603 Streambed Alteration Agreement issued by CDFG for the NRMP. A detailed program of mitigation measures is set forth in the NRMP Section 1603 Streambed Alteration Agreement and a blanket Section 7 Endangered Species Permit has been issued in conjunction with the NRMP. In addition, compliance with the California Endangered Species Act will occur, as applicable.

~~Mitigation measures included in the NRMP EIS/EIR and Section 1603 authorization include the following~~ Although no least Bell's vireo or unarmored three-spine stickleback were identified on the project site, the following mitigation measures included in the NRMP EIS/EIR and Section 1603 authorization that are intended to ensure that no take of either vireo or stickleback will occur, will be required for the project:

- Surveys and site inspections for the least Bell's vireo (vireo) and unarmored three-spine stickleback (UTS) by qualified biologists;
- Installation of blocking nets as specified by FWS for the UTS;
- Specific stream diversion practices utilizing qualified biologists for the UTS; and
- Limitations on construction activities during the nesting season near occupied habitat for the vireo.

Measures included in this EIR include:"

(1) Western Spadefoot Toad

4.6-9 Prior to the issuance of a grading permit for construction or site preparation activities, the applicant shall retain the services of a qualified biologist, approved by the California Department of Fish and Game, to coordinate the design and construction of spadefoot toad pool habitat and to implement a capture and relocation program.

4.6-10 Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the project site outside of the development envelope. Preliminary surveys indicate that there may be suitable locations in Area C. The actual relocation site design and location shall be approved by CDFG and consist of a shallow excavated pond(s) utilizing an artificial rubber pond liner as a base. The location shall be as far away as possible from any of the homes and roads to be built and shall be at least the size of the largest occupied pond observed on the site in 2004. The relocation pond(s) shall be designed such that it only supports standing water for several weeks following seasonal rains in order that aquatic predators (i.e., fish, bullfrogs, crayfish, etc.) cannot become established. The size and number of

~~Use of groundwater at the mine site could affect the amount of surface water at the mouth of Soledad Canyon where a population of the unarmored three-spine stickleback is present. A long-term significant impact to this species is not anticipated because the applicant has agreed to a continuous water quality and depth monitoring program designed to detect and prevent any adverse impacts from groundwater pumping. The TMC project would result in the incidental potential take of both unarmored three-spine stickleback and arroyo toad, two federally-listed endangered species. Furthermore, studies by the City of Santa Clarita indicate that use of water from the underflow of the Santa Clara River by the TMC mine would affect the amount of surface water in both the project reach and downstream at the mouth of Soledad Canyon where year-round habitat for the stickleback is present. The TMC project would potentially impact: (1) permanent habitat for the stickleback; (2) seasonal habitat for the stickleback; (3) proposed critical habitat (unit 6c) for the arroyo toad; and (4) several breeding populations of arroyo toads, resulting in the potential take of members of both of these federally-listed species.~~

(7) Valencia Commerce Center

This project consists of a light industrial and commercial development over 1,500 acres on undeveloped farmlands north of State Route 126, west of Interstate 5, and immediately east and downslope of the Regional Post office. Castaic Creek traverses the site. A 404 Permit was issued for this project by the ACOE to line the existing banks with gunite bank protection. Castaic Creek contains dense riparian woodland and supports the least Bell's vireo and arroyo toad. As such, construction of the Valencia Commerce Center and the development projects associated with the proposed Valencia Company 404 Permit could cause the following potentially significant cumulative impacts: (1) loss of riparian habitat from the study area; (2) disturbance of riparian wildlife due to the proximity of urban development; (3) potential degradation of water quality in the Santa Clara River due to urban stormwater runoff; (4) permanent loss of prime farmlands; (5) temporary and permanent disturbance to habitat for the least Bell's vireo; and (6) modification of visual qualities due to urban development, bank protection, and bridges.

(8) Castaic Junction Project

The 114.2 gross-acre project site is located within unincorporated Los Angeles County in the Santa Clarita Valley. The irregularly-shaped parcel is immediately south of the intersection of Henry Mayo Road and The Old Road. North of this intersection is the I-5/SR-126 interchange. The southern project boundary is defined by the Santa Clara River. The project applicant proposes to subdivide the parcel into 27 lots and to develop them with 1,377,200 square feet of light industrial building area (lots 1, 8-17, 19, 20, and 24-27), 446,600 square feet of office space (lots 2-7), and 55,700 square feet of retail space (lots 18, and 21- 23), totally 1,879,500 square feet. Under the proposed zoning of M 1-1/2 (Restricted Heavy Manufacturing), the site could be developed with any use with the exception of those listed in Section 22.32.100 of the Planning and Zoning Code, and as permitted under Section 22.32.110 et seq. of the Code; however, it is the intent of the project applicant to develop the site with light industrial, warehouse, office, and retail uses.

(19) Tract 42670

This project consists of a mixed commercial/industrial project to be located along Golden Valley Road in the center of the City of Santa Clarita. The 220-acre site would be developed with up to six million square feet of buildings. This project has been approved by the City and under construction. Transportation/access and air quality are potential impacts associated with the project.

(20) Synergy Project

This project is proposed in the City of Santa Clarita and is located at terminus of Ermine Road, adjacent to the site. The project site is 208 acres in size and the project would consist of 916 multi-family and 95 single-family dwelling units. Hydrology, transportation/access, biological resources, water quality, and air quality are expected to be potentially significant impacts.

(21) Whittaker – Bermite (Old Porta Bella Project)

Specific Plan No. 91-001, proposes a comprehensive plan for development of a 996-acre site with approximately 1,678 single-family homes and 1,560 multi-family units on 399 acres. Approximately 91 acres is planned for commercial and industrial uses, 14 acres for institutional uses, and 58 acres consisting of streets. The remaining 434 acres would be devoted to natural open space and recreational uses. Traffic/transportation, geological, air quality and biological resource impacts could occur with project implementation.

b. Summary of Project-Related Cumulative Impacts

The above analysis indicates that potentially significant cumulative impacts could occur to various environmental biological resources due to the combined impacts of the proposed project and following nearby projects: Santa Clarita Parkway extension, Tesoro del Valle, Newhall Ranch Specific Plan, West Creek, North Valencia II Specific Plan, Transit Mix Soledad Canyon Mine, Valencia Commerce Center, and Curtis Sand and Gravel Mine Expansion. These resources include upland habitats such as coastal sage scrub, oak trees, riparian habitat associated with Santa Clara River, wildlife movement corridors, special-status species (including unarmored three-spine stickleback, western spadefoot toad, and arroyo toad), resources within SEA 23, and increased use of sensitive riparian resources by human and domestic animals. Potentially significant cumulative impacts include loss of riparian habitat, disturbance of riparian wildlife habitat due to nearby urban development, and effects on habitat for the unarmored three-spine stickleback, least Bell's vireo, western spadefoot toad, and the arroyo toad, when present. While most of these projects include the

1. EXISTING CONDITIONS

a. Preface

This section describes the existing water purveyors in the Santa Clarita Valley and their service areas, and summarizes important characteristics applicable to the water service area in the Santa Clarita Valley, which includes the project site. The data found in the section provides an important backdrop to understanding water supplies and demand in the Santa Clarita Valley generally, as well as understanding the Riverpark project's water demand and supplies. Please see **Figure 4.8-1** for an illustration of the existing water reclamation plants and sanitation districts.

b. Existing Water Service Area Characteristics

To understand water supplies and demand in the Santa Clarita Valley, it is important to highlight some of the important local conditions or characteristics of the area. These local conditions affect water demand and supplies in the Santa Clarita Valley and surrounding areas. The section describes local climatic conditions, regional demographics, existing topography and regional area geology and surface water flows in the Santa Clarita Valley and downstream.

In addition, the section briefly summarizes the effects of statewide drought conditions on the Santa Clarita Valley. As explained below, in general, there was minimal impact on the Santa Clarita Valley prior to the 1990-1991 statewide drought conditions. The 1990-1991 statewide drought impacted water supplies in the Santa Clarita Valley; however, on balance, the Santa Clarita Valley responded well to those drought conditions. Since the 1990-1991 drought, the Castaic Lake Water Agency (CLWA) and the other retail water purveyors have continued to work cooperatively to ensure that water demands are met in response to varying hydrologic conditions and increasing demand from existing and planned growth. This effort includes the decision by the Santa Clarita Valley's water agencies¹ to jointly prepare the Urban Water Management Plan (UWMP). The UWMP describes current and future implementation of water conservation measures (called Water Demand Management Measures) within the CLWA service area (shown on **Figure 4.8-8** below), and it updates the Santa Clarita Valley's Water Shortage Contingency Plan.

¹ Los Angeles County Waterworks District 36 is not required to prepare a UWMP because it has less than 3,000 connections and, consequently, did not participate in this effort.

(1) Climate

The climate in the Santa Clarita Valley is generally characterized as semi-arid and warm. Summer months are dry with temperatures that can reach as high as 110° F. Winter months are somewhat cool with temperatures that can drop as low as 20° F. Typically, "dry" years (less than 10 inches of rainfall per year) are followed by "wet" years (greater than 20 inches of rainfall per year) in a cyclical pattern. Average rainfall is approximately ~~19~~ 18 inches per year in the ~~flat areas~~ lower elevations and approximately 27 inches per year in the mountains. The region, including the Santa Clarita Valley, is subject to wide variations in annual precipitation.² Figure 4.8-2 illustrates the annual rainfall in the Santa Clarita Valley and graphically depicts the time periods with low rainfall.

(2) Regional Demographics

The purveyors provide water service to residential, commercial, and industrial customers within CLWA's service area, including Santa Clarita Valley. Water service is also provided for other uses, such as fire service and utility line cleaning.

CLWA reports that the number of new service connections in its service area increased from 39,299 in 1990 to 58,221 in 2003 (See, Table 4.8-1). As shown on Table 4.8-1, the increase in the number of new service connections was slightly more than 500 connections per year in 1991, to a maximum of 4,200 connections in 2001, representing an average annual increase of 1,456 new service connections.

Table 4.8-1
Historical Number of Service Connections

Service Connections	1990	1992	1994	1996	1998	2000	2002
Valencia Water Co.	14,272	14,854	15,703	17,420	19,863	22,000	25,286
Newhall County	5,854	6,144	6,294	6,477	6,585	7,200	7,700
Santa Clarita Water Division of CLWA	18,550	19,000	19,400	19,650	20,300	22,000	24,175
LA County #36	623	736	752	768	774	700	1,060
Total	39,299	40,734	42,149	44,315	47,522	51,900	58,221

Source: CLWA 2000; *Santa Clarita Valley Water Report* 2000 and 2002.

² See, *Newhall Ranch ASR Impact Evaluation*, prepared by CH₂MHill, February 2001, Section 4.

Status of CLWA's Acquisition Under the Monterey Agreement. The CLWA/WRMWSD transfer of SWP Table A Amount was the type of water transfer that fell within the provisions of the Monterey Agreement. As stated above, under the Monterey Agreement, certain SWP agricultural contractors agreed that 130,000 acre-feet of their Table A Amount could be transferred to urban contractors. The CLWA 41,000 acre-feet acquisition was a part of the 130,000 acre-feet of SWP Table A Amount, which has been transferred under the Monterey Agreement.

~~In effect, the~~The Monterey Agreement ~~provided a blanket pre-approval~~ provides for those transfers by the participating SWP contractors, thus facilitating transfers of Table A Amounts from agricultural to urban SWP contractors. As stated above, the environmental documentation for the Monterey Agreement has been decertified. However, the ~~pending~~ legal proceedings (*Planning and Conservation League v. Department of Water Resources* (2000) 83 Ca.App.4th 892 [PCL litigation]) ~~have not~~ did not invalidate the Monterey Agreement or enjoined either the Monterey Agreement or further implementation of the Monterey Agreement. In addition, the subsequent settlement agreement in the PCL litigation did not invalidate or otherwise enjoin the Monterey Agreement.

Even in the absence of the Monterey Agreement, CLWA's permanent acquisition of an additional 41,000 acre-feet of SWP Table A Amount could occur under existing SWP water supply contract provisions, subject to appropriate environmental review.

Nothing in the existing SWP water supply contracts, or applicable law, prohibit such water transfers with or without the Monterey Agreement. The Monterey Agreement simply provides a specific vehicle for accomplishing transfers of SWP Table A Amounts from agricultural to urban SWP contractors; the amendments under the Monterey Agreement are not the exclusive means by which that Amount may be transferred. In support of that fact, in 1981 (almost 15 years before the Monterey Agreement), the entire SWP Table A Amount of the Hacienda Water District was permanently transferred to the Tulare Lake Basin Water Storage District, pursuant to an agreement approved by DWR.

The acquisition of the 41,000 acre-feet could proceed as a water transfer under existing law. See, e.g., Water Code §§382, 383 (authority for transferring surplus water) and Water Code §1745, et seq. (authority for transferring non-surplus water). The Kern County Water Agency has reaffirmed its willingness to allow transfers of up to 130,000 acre-feet of SWP Table A Amounts under pre-Monterey Agreement conditions even if the Monterey Agreement is ultimately invalidated.

If it were not for existing SWP water supply contract provisions which allow such transfers (without the need for the Monterey Agreement), and existing law which enables CLWA to enter into contracts outside the context of the Monterey Agreement, an adverse final judgment invalidating the Monterey Agreement could affect CLWA's completed acquisition of the 41,000 acre-feet, which could in turn impair CLWA's supply of SWP water through its contracts with DWR and other SWP contractors. However, CLWA

Table 4.8-17
Cumulative Development Activity - DMS Build-Out Scenario -
Santa Clarita Valley Planning Area

Land Use Types	Pending Projects ^a	Approved Projects ^b	Recorded Projects	Total
Single-Family Units (detached)	7,142 du	8,109 du	8,385 du	23,636 du
Multi-Family Units	1,965 du	8,371 du	2,868 du	13,204 du
Mobile Homes	650 du			650 du
Commercial	305 ac	107 ac	60 ac	472 ac
Industrial	195 ac	188 ac	200 ac	583 ac

Source: The County of Los Angeles Service Provider Report, Santa Clarita Valley Water Service Purveyors, April 23, 2003.

^a Pending Projects: The County of Los Angeles and City of Santa Clarita subdivisions filed with the County of Los Angeles Department of Regional Planning, which are not yet recorded or expired.

^b Approved: subdivisions approved by the County, which are not yet recorded or expired.

^c Recorded: subdivisions recorded, but not yet built.

du = dwelling units

ac = acres

Table 4.8-18 illustrates cumulative water demand for the Santa Clarita Valley service area under the DMS Build-Out Scenario.

Table 4.8-18
Scenario 1: DMS Build-Out Scenario Demand for the Santa Clarita Valley - 2015 (acre-feet per year)

	Average Year	Dry Year ^a
Santa Clarita Valley DMS Demand		
- Existing Plus DMS Demand	97,862	107,648
Existing Demand	61,403	61,403
Pending Demand	7,045	7,045
Approved Demand	9,372	9,372
Recorded Demand	5,984	5,984
Other Demand (including Agriculture) ^b	7,100	7,100
Newhall Ranch Specific Plan ^c	6,958	6,958
Dry Year 10% Increase in Demand	0	9,786
- Riverpark Demand	<u>803,697</u>	<u>803,697</u>
Dry Year 10% Increase in Demand	0	<u>8070</u>
- Less Conservation	(9,86656)	(10,85342)
Total^a	88,79803	97,678573

^a Demand is increased by approximately 10 percent in dry years.

^b This demand figure reflects a reduction in agricultural demand that would occur as the projects shown in the County's DMS are built. According to the Valencia Water Company (DiPrimio, Personal Communication, 2003) water demand in a critical dry year can be expected to decrease by approximately 20 percent through implementation of future water conservation practices in the CLWA service area. This analysis conservatively assumes a 10 percent reduction in critical dry year demand below dry year demand.

^c The Newhall Ranch Specific Plan would only be partially built-out by 2015. It is assumed that development on the Specific Plan site would start to be occupied in 2005 and would be fully built out by 2030. This figure represents 10 years worth of development on the Specific Plan site.

Without the Riverpark project, future DMS water demand plus existing urban and other demand (including reduced agricultural demand) would be in the total amount of approximately 97,862 AFY (including partial buildout of the Newhall Ranch Specific Plan by 2015 which has been added to the

demands shown in the DMS for the purpose of this analysis). With the water demand of the Riverpark project added (803,697 AFY in an average year and 883,767 AFY in a single dry year) and taking into consideration expected water conservation (9,866,56 AFY in an average year and 10,853,42 AFY in a dry year), total cumulative demand under the DMS Build-Out Scenario would be approximately 88,798,03 and 97,678,573 acre-feet of water per year in an average and dry year, respectively. While no one can precisely predict the year buildout of all projects listed in the DMS would occur, this analysis estimates that DMS buildout would likely occur over the next 10 to 11 years. This analysis assumes that all projects on the DMS buildout in 2015.

(3) Projected Water Demand In Santa Clarita Valley Up To 2025

In order to forecast future water demand through 2025, CLWA utilized both the extrapolation method (based on service connections) and the econometric method (based on land-use analysis) as the most accurate means of forecasting water demand through 2025. This combined forecast took the projected growth in new service connections, accounted for the effects of housing trends, land-use changes, development trends, weather and conservation effects to create an estimated increase in water demand through 2025.

Normal/Average Year Water Demand: Table 4.8-19 depicts the projected average/normal year water demand for the Santa Clarita Valley through 2020.

Table 4.8-19
Projected Normal/Average Year Water Demand
(acre-feet per year)

	2005	2010	2015	2020
Urban Uses	66,600	77,700	90,900	106,000
Agricultural Uses ¹	15,100	12,400	9,800	7,100
Total Projected Demand²	81,700	90,100	100,700	113,100

Source: Water Supply Assessment for the Riverpark Project, Santa Clarita Water Division of the Castaic Lake Water Agency, August 7, 2003.

¹ Agricultural water usage is expected to decrease from 17,800 AFY in 1999 to about 7,100 AFY by 2020 due to increased development in the Santa Clarita Valley. This decrease in agricultural demand includes the approximately 7,038 AFY of Newhall Land and Farming Company agricultural water that would be used to partially meet the potable water demands of the Newhall Ranch Specific Plan as Newhall Land and Farming Company's agricultural lands in Los Angeles County are converted to urban uses.

² Does not include expected long-term water conservation savings of 10 percent.

Using a straight-line projection, water demand is expected to increase to 123,570 AFY by 2025.

3. RIVERPARK WATER DEMAND AND SUPPLIES

As indicated in the SB 610 Water Supply Assessment for the Riverpark Project an adequate supply of water is available to meet the demands of the Riverpark project without creating significant environmental impacts.

a. Preface

This section is the "heart" of the **Water Services** section. This section demonstrates that adequate water sources will be available for buildout of the project by showing that the water purveyor serving the project site has a sufficient supply of water for its customers including those ultimately on the project site.

b. Water Demand and Delivery

(1) Riverpark Water Demand and Delivery

This section presents the water demand for the Riverpark project. In this discussion, the project's water demand is assessed in conjunction with the existing water demand in the Santa Clarita Valley, as well as the future cumulative water demand in the Santa Clarita Valley under near-term and long-term conditions.

The Riverpark project is a proposed residential development consisting of single- and multi-family housing on a 695.4-acre site in the City of Santa Clarita. It includes 439 single-family dwellings, 744 apartments, 40,000 square feet of commercial building area, and a 29-acre passive park, of which a maximum of 8 acres would be landscaped and irrigated. The project site is located at the terminus of Newhall Ranch Road, east of Bouquet Canyon Road between CLWA property and the Santa Clara River, north of Soledad Canyon Road. Home construction is anticipated to begin in 2006 and will continue until buildout in 2009.

Using water demand factors provided by SCWD, the proposed project would consume approximately ~~803697~~ AFY. The anticipated project demand for water is summarized in **Table 4.8-22, Estimated Water Demand**, below.

**Table 4.8-22
Estimated Water Demand**

Land Use Category	Amount	Water Duty Factor	Water Demand (AFY)
Single-Family Units	41939 units	0.8055 af/unit	335.2241.45
Apartments	324744 units	0.2349 af/unit	74.5141.36
Townhomes/Condos	380	0.24 af/unit	91.2
Park	68 acres	3 af per acre	18.024.0
Other Misc. Landscaping (irrigated common landscaping, pocket parks, etc.)	93 acres	3 af per acre	279.0
Commercial (1640,000 sq. ft.)	3 acres	0.0289 af/100 sq. ft.	4.611.56
TOTAL			802.54697.37

Proposed On-Site Potable Water System: The proposed project will be served by a series of existing and proposed water lines and water tanks. The proposed project's water delivery system would consist of 16-inch water mains that generally follow the major roadways on and off the project site (i.e., Santa Clarita Parkway and Newhall Ranch Road). Additionally, a system of 8- and 12-inch water lines are proposed to follow the internal roadways of the project. The proposed 16-inch water main in Newhall Ranch Road, to be owned and operated by Santa Clarita Water Company (SCWC), is anticipated to connect to an existing 14-inch SCWC line in Bouquet Canyon Road. This existing line is a Zone A line (Bouquet Zone) (See, **Figure 4.8-22, Proposed On-Site Potable Water System for the location of proposed water zones**). The water storage tank serving the Bouquet Zone is owned and operated by SCWC and is located just north of the project site and is situated at an elevation of 1,450 feet above mean sea level. From this point of connection at Bouquet Canyon Road, the Newhall Ranch Road main will continue east to proposed extension of Valley Center Drive. The main will then follow the alignment of Valley Center Drive to connect to an existing 10-inch line in Soledad Canyon Road (See, **Figure 4.8-22, Proposed On-Site Potable Water System**). This line is within Zone E (Honby Zone) and is fed from a tank three miles east of the project site (also owned and operated by SCWC). This water tank is situated at an elevation of 1,510 feet above mean sea level. A 16-inch water main is also proposed to be located in Santa Clarita Parkway with a connection at Newhall Ranch Road. This line is not proposed to be extended beyond the limits of development by this project. It is currently anticipated that both water production and storage will be accomplished off site at existing SCWC facilities, though the project includes a potential water tank, at one of two possible locations, if needed in the future to serve the project.

(2) Existing Conditions Plus Project Water Demand

This section describes the existing development in the Santa Clarita Valley, as well as the project water demand. **Table 4.8-23, Existing Plus Project Demand for the Santa Clarita Valley**, illustrates the project demand, in conjunction with existing demand in the Santa Clarita Valley.

Table 4.8-23
Existing Plus Project Demand for the Santa Clarita Valley
(acre-feet per year)

	Average Year	Dry Year ^b	Critical Dry Year ^c
Existing Demand ^a	62,023	68,225	68,225
Other Demand (Agricultural) ^a	15,278	16,806	16,806
Riverpark Demand	<u>803697</u>	<u>883767</u>	<u>883767</u>
Critical Dry Year 10% Demand Decrease (Conservation)			(8,59180)
Total Demand	78,1037,998	85,914798	77,322218

^a Source: *Santa Clarita Valley Water Report 2002*, Prepared by the Castaic Lake Water Agency, Los Angeles County Waterworks District #36, Newhall County Water District, Valencia Water Company, April 2003.

^b Demand is increased by approximately 10% in dry years. 2002, the year from which this demand was derived, was a dry year and already reflects the 10% increase in demand over a normal or average year. A dry year is a year when below average rainfall occurs after a normal or wet year.

^c Demand in a critical dry year is expected to decrease by as much as 20% due to voluntary and mandatory planned purveyor conservation programs. This analysis assumes a critical dry year 10% reduction in demand from the dry year demand. A critical dry year is a year when rainfall is at a critically low level (i.e., a year that occurs once every 73 years). Such a demand reduction occurred in the last critical dry year experienced in the Santa Clarita Valley (1991).

As shown, existing water demand in the Santa Clarita Valley is approximately 77,301 AFY in average years (this figure accounts for a dry year increase in water demand in 2002 of approximately 10 percent). Of this demand, approximately 62,023 acre-feet is related to urban or developed areas and approximately 15,278 acre-feet is related to other uses in the Santa Clarita Valley, including agricultural uses. When combined with the Riverpark water demand of 803697 AFY, the total water demand in the Santa Clarita Valley would be approximately 78,10377,998 acre-feet if Riverpark were completely built out today. The land use-related water demand would increase by approximately 10 percent in dry years, such as occurred in 2002, resulting in a water demand of approximately 85,914798 AFY. In a critical dry year, such as occurred in 1991, demand could decrease by up to 20 percent due to conservation measures that would be enacted by the local water purveyors and CLWA. However, this analysis conservatively assumes that critical dry-year demand would decrease by 10 percent from the dry-year demand. During such extreme conditions, water demand in the Santa Clarita Valley with the Riverpark project would be approximately 77,322218 acre-feet.

achieved, this portion of the analysis is using a 10 percent reduction in demand is assumed in order to be conservative).

Under the multiple dry-year scenarios and after conservation of 10 percent, Year 1, 2 and 3 demands would be 73,800 acre-feet, 74,970 acre-feet, and 76,140 acre-feet, respectively.

(b) DMS Build-Out Scenario - Demands

The County's DMS database includes all pending, recorded, and approved projects for which land divisions have been filed within County unincorporated lands and within the City of Santa Clarita. The City plus County unincorporated area together constitute the County's Santa Clarita Valley Planning Area. **Table 4.8-24** illustrates cumulative water demand for the Santa Clarita Valley service area under the DMS Build-Out Scenario. It should be noted that this scenario also includes a portion of the Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan would only be partially built out by 2015, and it is assumed that development on the Specific Plan site would start to be occupied in 2005 and would be fully built out by 2030. The water demand of Newhall Ranch shown in **Table 4.8-24** represents 10 years worth of development on the Specific Plan site.

Table 4.8-24
Scenario 1: DMS Build-Out Scenario Demand for the Santa Clarita Valley - 2015 (acre-feet per year)

	Average Years	Dry Years ^a
Santa Clarita Valley DMS Demand		
- Existing Plus DMS Demand	97,862	107,648
Existing Demand	61,403	61,403
Pending Demand	7,045	7,045
Approved Demand	9,372	9,372
Recorded Demand	5,984	5,984
Other Demand (including Agriculture) ^b	7,100	7,100
Newhall Ranch Specific Plan ^c	6,958	6,958
Dry Year 10% Increase in Demand	0	9,786
- Riverpark Demand	803,697	803,697
Dry Year 10% Increase in Demand	0	80,700
- Less Conservation	(9,866 56)	(10,853 42)
Total^a	88,79803	97,678573

^a Demand is increased by approximately 10 percent in dry years.

^b This demand figure reflects a reduction in agricultural demand that would occur as the projects shown in the County's DMS are built. According to the Valencia Water Company (DiPrimio, Personal Communication, 2003) water demand in a critical dry year can be expected to decrease by up to 20 percent through implementation of future water conservation practices in the CLWA service area.

^c The Newhall Ranch Specific Plan would only be partially built out by 2015. It is assumed that development on the Specific Plan site would start to be occupied in 2005 and would be fully built out by 2030. This figure represents 10 years worth of development on the Specific Plan site.

With the water demand of the Riverpark project (~~803,697~~ AFY in an average year and ~~883,767~~ AFY in a single dry year) and taking into consideration expected water conservation (~~9,866,56~~ AFY in an average year and ~~10,853,42~~ AFY in a dry year), total cumulative demand under the DMS Build-Out Scenario would be approximately ~~88,798,03~~ to ~~97,678,573~~ acre-feet of water per year in an average and dry year, respectively.

(c) Santa Clarita Valley 2025 Build-Out Scenario - Demand

CLWA and other retail water purveyors in the Santa Clarita Valley prepared the UWMP, December 2000. CLWA estimated of future water demand for the CLWA service area to the year 2020. The CLWA service area includes the Santa Clarita Valley and a portion of Ventura County. In all, the service area is approximately 192 square miles in size. CLWA and the local retail water purveyors undertook a comprehensive effort to project future water demands and supplies.

CLWA indicates that an extrapolation service connection analysis method produces the most accurate predictions of near-term demand (i.e., 10 to 20 years), but does not account well for economic changes over the long-term (i.e., 50 years). However, the Santa Clarita Valley is not expected to reach buildout by the year 2020. Therefore, another method is needed to estimate the water demand for the Santa Clarita Valley by the year 2025. The year 2025 water demand is included because SB 610 calls for an analysis 20 years into the future. Given that this project would begin construction in approximately 2005 if approved, 2025 was selected for the 20-year analysis.

In order to obtain the most accurate forecast of long-term water demand, CLWA combined the extrapolation/service connection analysis with the econometric/land-use analysis to project the estimated increase in water demand through 2020. **Table 4.8-25**, below, presents the predicted water demand of the Santa Clarita Valley, including Riverpark and the portion of Newhall Ranch constructed, in the year 2020.

Table 4.8-25
Scenario 3: Santa Clarita Valley 2025 Build-Out Scenario Water Demand
(acre-feet per year)

	Partial Buildout (year 2020)		Full Buildout (year 2025)	
	Average	Dry	Average	Dry
Build-Out Demand				
- DMS Demand	88,798 09	88,798 09	88,798 09	88,798 09
Dry Year 10% Increase in Demand	0	8,880 71	0	8,880 71
- Newhall Ranch Specific Plan ^a	10,437	11,481	13,972	15,369
- Riverpark Demand	803 697	803 697	803 697	803 697
- Additional Urban Demand	13,062 257	13,004 186	19,603 798	19,480 663
Dry Year 10% Increase in Demand	0	1,445 65	0	2,164 84
Total	113,100^c	124,410^b	123,176^d	135,494^b

^a Newhall Ranch buildout is assumed to occur from 2005 to 2030 at a rate of 864 dwelling units per year, with average water demands of 707 AFY.

^b Demand is increased by approximately 10% in dry years ($113,100 \times 1.10 = 124,410$ and $123,176 \times 1.10 = 135,494$). Water demand in a critical dry year can be expected to decrease by up to 20% through implementation of water conservation practices in the CLWA service area.

^c Source: UWMP, December 2000, Table 3-5.

^d Source: UWMP, December 2000, Table 3-5, using a straight-line projection from 2020 to 2025.

Note: It is expected that the existing plus DMS demand would reach its peak in approximately 2015. The Newhall Ranch Specific Plan demand would begin in approximately 2005 and would reach its peak in approximately 2030. The additional urban demand would begin in approximately 2015, after DMS demand peaks.

As shown in **Table 4.8-25**, partial buildout of the Valley by the year 2020 would create an average year water demand of approximately 113,100 AFY. This water demand figure includes the water demand generated by the project and the portion of the Newhall Ranch Specific Plan that would be expected to build out by that time (i.e., a land use water demand of approximately 10,437 AFY). It also includes the water demand of additional urban development that would occur after the buildout of all projects listed in the County's DMS (i.e., approximately 13,062~~257~~ AFY). In dry years, total demand would increase to approximately 124,410 AFY.

As shown in **Table 4.8-25**, again using this combined projection method and extrapolating out to 2025, the total water demand in the Santa Clarita Valley by the year 2025, including the project and other development over and above DMS, would be approximately 123,176 AFY in average years and approximately 135,494 AFY in dry years.

c. Riverpark Water Supplies

This section identifies the water sources that will be available to meet the water demand generated by buildout of the Riverpark project. This section also discusses Riverpark water supplies in conjunction

with existing near-term development and future cumulative long-term development in the Santa Clarita Valley.

As discussed in the above section, the projected total water demand for the Riverpark project is ~~803,697~~ 883,767 AFY in years with average rainfall (an “average year”). Project water demand increases by approximately 10 percent in years with lower than average rainfall (a single “dry year”) to a total of 883,767 AFY. To meet this demand, water would be provided to the project by the Santa Clarita Water Division (SCWD). The project site is located completely within the SCWD service area. Water sources expected to be used by SCWD include a combination of SWP water delivered through CLWA and local groundwater resources in the Alluvial and Saugus Aquifers. The amount delivered from each source varies year to year due to hydrologic and atmospheric conditions in the state.

(1) Existing Conditions Plus Project Water Demand and Supply

This section describes the existing development demand in the Santa Clarita Valley as well as the project water demand, measured against existing supplies. **Table 4.8-26, Existing Plus Project Demand and Supply for the Santa Clarita Valley**, illustrates that existing supplies exceed the project demand, in conjunction with existing demand in the Santa Clarita Valley. Existing water supplies exceed demand by 2,283 to 10,553 AFY in dry years and by 25,775 AFY in an average/normal year after adding the proposed project to existing demands. It should be noted that dry year supplies available above demand reflect water supplies that would be available to purveyors in dry years. Purveyors would typically secure water from these supplies only in amounts necessary to meet demand.

Table 4.8-26
Existing Plus Project Demand and Supply for the Santa Clarita Valley
(acre-feet per year)

	Average Year	Dry Year ^b	Critical Dry Year ^c
Existing Demand ^a	62,023	68,225	68,225
Other Demand (agricultural) ^a	15,278	16,806	16,806
Riverpark Demand	<u>803,697</u>	<u>883,767</u>	<u>883,767</u>
Critical Dry Year 10% Demand Decrease (Conservation)			(8,591,80)
Total Demand	<u>78,103,798</u>	<u>85,914,798</u>	<u>77,322,218</u>
Existing Water Supply Programs Available:			
Local Supplies			
Alluvial Aquifer	35,000	35,000	35,000
Saugus Formation	11,000	13,000	15,000
Recycled Water	1,700	1,700	1,700
Imported Supplies ^b			
SWP Table A Amount	56,073	37,890	19,040
Semitropic Bank Account		7,200	7,200
Flexible Storage Account		1,561	1,561
Total Existing Supplies	103,773	96,351	79,501
Surplus/(Deficit)	<u>25,670,775</u>	<u>10,437,553</u>	<u>2,179,283</u>

^a Source: Santa Clarita Valley Water Report 2002, Prepared by the Castaic Lake Water Agency, Los Angeles County Waterworks District #36, Newhall County Water District, Valencia Water Company, April 2003.

^b Demand is increased by approximately 10% in dry years. 2002, the year from which this demand was derived, was a dry year and already reflects the 10% increase in demand over a normal or average year. A dry year is a year when below average rainfall occurs after a normal or wet year.

^c Demand in a critical dry year is expected to decrease by as much as 20% due to voluntary and mandatory planned purveyor conservation programs. This analysis assumes a critical dry year 10% reduction in demand from the dry year demand. A critical dry year is a year when rainfall is at a critically low level (i.e., a year that occurs once every 73 years). Such a demand reduction occurred in the last critical dry year experienced in the Santa Clarita Valley (1991).

d. Cumulative Water Supply Analysis

The following discussion focuses on the cumulative impacts to water availability for the Santa Clarita Valley. The analysis evaluates cumulative impacts under the following three future water demand and supply scenarios:

- **Scenario 1:** Existing development within the CLWA service area, plus near-term projections, plus the project (referred to as the "SB 610 Water Supply Scenario"); and
- **Scenario 2:** Existing development within the CLWA service area, plus Development Monitoring System ("DMS") projections, plus the project (referred to as the "DMS Build-Out Scenario"); and
- **Scenario 3:** Buildout within the CLWA service area by 2025, plus active pending General Plan Amendment requests, plus the project (referred to as the "Santa Clarita Valley 2025 Build-Out Scenario").

(1) SB 610 Water Supply Scenario

As indicated previously, a water supply assessment was prepared for the Riverpark project by the Santa Clarita Water Division (SCWD) pursuant to SB 610. A complete copy of the water supply assessment is attached to this analysis in **Appendix 4.8**. In the assessment, SCWD concludes there will be a sufficient water supply available at the time the Riverpark project is ready for occupancy to meet the needs of the project in addition to existing and other planned future uses.

CLWA has existing water allocation rights and contracts to meet future demand as needed over time, and has committed sufficient capital resources and planned investments in various water programs and facilities to serve all of its existing and planned customers, including SCWD's customers. SCWD water rights and contracts for local supplies, in addition to imported supplies provided by CLWA, are sufficient to serve all of its existing and planned customers. SCWD has also identified an operational strategy combined with a prudent and flexible management approach to ensure water reliability.

SCWD's current service area-wide demand is approximately 27,000 AFY.³⁴ As mentioned previously, the Riverpark project will require ~~803697~~ AFY at buildout. The conclusions of the SCWD as stated in the 2000 UWMP related to the requirements of the SB 610 for Riverpark are as follows:

Average/Normal Year Water Assessment. The UWMP indicates that no shortages are anticipated within the agency's service area in an average/normal water year through 2020 if projected imported and local supplies are developed as estimated.³⁵ Total projected water demands for the CLWA through the year 2020 are compared with the supplies projected to be available to meet demands in this analysis. The following table, **Table 4.8-27**, summarizes the data from the UWMP.

"Future Planned Water Supply Programs", as listed in **Table 4.8-27**, are included in the UWMP to indicate examples of how CLWA would add reliability and flexibility to its water supply portfolio. Programs such as these will be analyzed by CLWA and contracts entered into as need and cost-effectiveness are determined through time. Future water supply assessments will reflect these contractual agreements.

³⁴ This represents average year demand. Dry year demand is approximately 10 percent higher.

³⁵ Castaic Lake Water Agency, 2000 Urban Water Management Plan (December 2000) p.4-2.

Table 4.8-29, below, illustrates both the cumulative water demand (existing plus DMS) and supply for the Santa Clarita Valley. This cumulative water demand is compared to the near-term projected Santa Clarita Valley water supplies and the additional Newhall Ranch Specific Plan water supplies. As shown, there is an adequate supply of water expected in both average years and dry years and no cumulative water supply impacts would occur. In fact, the table shows that water supplies exceed demand for the DMS Development Scenario by 11,340 to 38,877~~11,435 to 38,972~~ acre-feet in average years and by 7,015 to 78,552~~7,120 to 78,657~~ acre-feet in a single dry year. However, it should be noted that dry-year supplies available above demand reflect water supplies that would be available to purveyors in dry years. Purveyors would typically secure water from these supplies only in amounts necessary to meet demand.

(a) DMS General Plan Consistency

The purpose of this subsection is to assess the Riverpark project's consistency with the County's General Plan DMS policies as they relate to water supply. As indicated previously in this section, the County's General Plan includes provisions known as the DMS to give decision makers information about the existing capacity of available public services at the time a new development proposal is considered in the four major Urban Expansion Areas of the County of Los Angeles General Plan (Antelope Valley, Santa Clarita Valley, Malibu/Santa Monica Mountains, and East San Gabriel Valley).³⁹ The goal of DMS is to identify what new public facilities will be required for the new development, and to ensure that the appropriate cost of any expansion of facilities will be paid for by that new development, and not assumed by the taxpayers.

In accomplishing the goal stated above, the DMS determines the availability of school, fire, sewerage, library, water and road services and facilities on an individual and cumulative basis. The DMS data used for this analysis includes:

- (a) Inventory information reports for water, sewer and library services in the Santa Clarita Valley;
- (b) Service Provider Reports for the water wholesaler (Castaic Lake Water Agency) and water retailers in Santa Clarita Valley and County Sanitation Districts Nos. 26 and 32; and
- (c) A list of all pending, approved and recorded projects where land divisions have been filed within both the unincorporated area of the County and the City of Santa Clarita.

The DMS also works toward ensuring that the expansion costs of new development are paid for by that development.

³⁹ Resolution of the County of Los Angeles Board of Supervisors, Plan Amendment Case No. S.P. 86-173.

To ensure new development is located in close proximity to services and existing development, DMS states that in no event is the proposed development to be located beyond one mile of an existing development or service. Also, DMS states that new development is to be located within, generally, five miles of commercial services and job opportunities.

Table 4.8-29
Scenario 1: DMS Build-Out Scenario Demand and Supply for the Santa Clarita Valley
(acre-feet per year)

	Average Years	Dry Years
Santa Clarita Valley Demand		
- Existing Plus DMS Demand ^a	97,862	107,648
- Riverpark Demand	803,697	883,767
- Less Conservation	(9,866,56)	(10,853,42)
Total	88,798,03	97,678,573
Santa Clarita Valley Supply ^b		
- Local Supply		
a. Groundwater		
Alluvial Aquifer	30,000 to 40,000	30,000 to 35,000
Less Newhall Ranch Agricultural Water	(3,402)	(4,534)
Saugus Aquifer	7,500 to 15,000	11,000 to 15,000
Saugus Aquifer (new)	0	10,000 to 20,000
Newhall Ranch Agricultural Water	3,402	4,534
b. Reclaimed Water	1,700 to 10,737	1,700 to 10,737
Less CLWA Reclaimed Water Supply for		
Newhall Ranch	(1,017)	(1,017)
Newhall Ranch WRP Supply	2,103	2,103
CLWA Newhall Ranch Supply	1,017	1,017
- Imported Supplies		
a. SWP Supplies ^c	56,800	37,900
b. Water Banking/Conjunctive Use		10,000 to 52,500
c. Desalination	2,000 to 3,000	2,000 to 3,000
Total Supplies	100,138 to 127,675	104,693 to 176,230
Total Supplies above Demand	11,340 to 38,877,435 to	7,015 to 78,552
	38,972 ^d	7,120 to 78,657 ^e

^a Complete buildout of DMS land uses is estimated to occur in 2015.

^b Source: UWMP, December 2000, Tables 2-6 and 4-1, and the Water Supply Assessment for the Riverpark Project, August 2003, SCWD of CLWA.

^c Consistent with the DWRSIM model, the figures show SWP allocation reduced in average years to approximately 59.7 percent of maximum allocation and in multiple dry years to approximately 39 percent of maximum allocation. The CALSIM II model projects that reliability in average years rises to approximately 75 percent and decreases to 20 percent in a single dry year. In any given year, the actual amount of SWP water deliveries could be above or below these model projections. Deliveries of water associated with the agency's SWP maximum allocation of 95,200 AFY are affected by a number of factors, including hydrologic conditions, the status of SWP facilities' construction, environmental requirements and evolving policies for the Bay-Delta. Programs are in place that have the potential to improve the reliability of imported water. As these programs are needed in dry years, they could be used up to the amounts indicated (as needed).

^d The surplus shown above is the net water available for injection into banking programs (e.g., Semitropic Groundwater Banking Project, other groundwater banking projects, etc.).

^e Dry-year supplies available above demand reflect water supplies that would be available to purveyors in dry years. Purveyors would typically secure water from these available supplies only in amounts necessary to meet demand.

The DMS includes a computerized database that incorporates information supplied by service providers and determines capital facility capacity and demand placed on the system by existing, pending, approved

and recorded projects for which land divisions have been filed within the four major Urban Expansion Areas. The DMS is used to quantitatively determine project and cumulative impacts on many County and other public services. In EIRs, wherever a proposed development project would result in an exceedance of applicable County infrastructure or facilities (such as water supply), a significant impact is identified and mitigation is recommended as appropriate. The General Plan DMS requirements apply to "subdivisions" proposed within the Santa Clarita Valley.

This analysis addresses water supply requirements resulting from buildout of all pending, recorded, and approved projects listed in the County's DMS, plus the Riverpark project and a portion of the Newhall Ranch Specific Plan. As indicated in **Table 4.8-29, Scenario 1: DMS Build-Out Scenario Demand and Supply for the Santa Clarita Valley**, under the DMS analysis there is sufficient water supply for the entire demand of the Riverpark project and all pending approved and recorded projects in DMS. In fact, available water supplies would exceed demand by 11,340 to 38,877~~11,435 to 38,972~~ AFY in an average year and supplies would exceed demand by 7,015 to 78,552~~7,120 to 78,657~~ AFY in a dry year (dry-year supplies available above demand reflect water supplies that would be available to purveyors in dry years. Purveyors would typically secure water from these supplies only in amounts necessary to meet demand). Therefore, the Riverpark project is not expected to create any significant cumulative water availability impacts.

In addition to ensuring that an adequate supply of water is available for a project, DMS requirements also indicate that the project in question must be located within one mile of an existing development or service and that the development be located within generally five miles of commercial services and job opportunities. The Riverpark site is located immediately adjacent to existing development and is within the retail water service area of the Santa Clarita Water Division of CLWA. It is also within the wholesale service area of the Castaic Lake Water Agency.

Based on the information provided in this analysis, the Riverpark project is consistent with the General Plan DMS policies as they relate to water supplies.

(3) Santa Clarita Valley 2025 Build-Out Scenario

The Santa Clarita Valley 2025 Build-Out Scenario entails buildout of lands under the current land-use designations indicated in the County's Area Plan and the City of Santa Clarita's General Plan by the year 2025, plus the proposed Riverpark project, plus all known active pending General Plan Amendment requests for additional urban development in the County unincorporated area and the City of Santa Clarita.

- Litter Control Program & Design of Trash Storage Areas;
- Centralized Car Washing Facilities;
- Proper Connection and Maintenance of Sewer Lines;
- Activity restrictions (Conditions, Covenants, and Restrictions);
- BMP maintenance; and
- Common Area Drainage Facility Inspection, which must be done in accordance with the Los Angeles County MS4 Permit.

Drain Inlet Stenciling: Stenciling (or signage) is intended to raise public awareness and limit illegal dumping of trash, debris, oil, and other pollutants into storm drains. "Stenciling" will either be accomplished via a traditional stencil or via the use of grates with text or another equivalent method.

Irrigation Controls and Management: Irrigation controls will help ensure that irrigation is conducted efficiently. Where feasible, plants with similar watering requirements will be grouped in order to reduce excess irrigation runoff and promote surface filtration. Efficient irrigation systems reduce irrigation runoff and conserve water resources; such systems may include computerized and/or radio telemetry that controls the amount of irrigation based on soil moisture or other indicators. Considering that irrigation in semi-arid areas substantially exceed mean annual precipitation, irrigation control is clearly one of the most effective traditional controls for low flow runoff. In addition, drought-resistant plant materials will be incorporated into landscape plans.

Proper Application of Fertilizers and Pesticides: Best Management Practices will be implemented for minimizing the application of fertilizers, pesticides, and other landscape management products on slopes and landscaped areas maintained by either the HOA or property owners. Examples of these management practices include, but are not limited to, the use of slow release fertilizers, applying fungicides only to the greens to limit the use of pesticides, and closely monitoring weather forecast to ensure appropriate timing (during dry periods) for the application of landscape management products. An integrated fertilizer and pest management control plan will be developed in reliance on the Los Angeles Unified School District list of acceptable chemicals for use in common areas.

Community Education Program: Public education will be used to reduce the potential for hazardous materials entering the storm drain system. This will be accomplished through brochures or other materials distributed to property managers, owners and occupants, and employees at the time of initial sale or lease of property or hiring of employees and periodically thereafter. These brochures will discuss, among other topics and as appropriate for the audience:

- the importance of downstream water bodies, the storm water system, management of fertilizers, pesticides, and other harmful chemicals,

energy dissipaters would slow the rate of flow of runoff into the river to non-erosive velocities, in order to prevent erosion of the stream channel.

The following excerpt from the GeoSyntec report entitled, *Additional Hydrology and Water Quality Analyses for the Riverpark Project Technical Report*, dated October 13, 2004 provides further detail regarding the incorporation of site planning BMPs into the project as design features. (Please see Final EIR Appendix G)

"Site planning BMPs are practices designed to minimize runoff and the introduction of pollutants in urban runoff. Certain site planning BMPs, such as the use of vegetated swales and bioretention areas, are also considered treatment BMPs, which are discussed in Section 3 of this report. The proposed site planning BMPs included in the Water Quality Technical Report are listed below:

Minimize Impervious Area and Directly Connected Impervious Areas

- Impervious areas will be minimized by incorporating pervious areas (natural open space or landscaped areas) over substantial portions of the project area. Of the 695.4 acre project area, 137.7 acres will be used for pervious recreation and open space land uses. Approximately 330 acres includes the Santa Clara River and its riparian corridor, which will be retained in its natural condition. The remaining 226.9 acres will be developed into residential, commercial, and roadway land uses. Therefore, without taking into account landscaped areas, common areas, and landscaped setbacks, approximately 74 percent of the total project area will be pervious in the developed condition.
- Impervious area will be minimized by use of natural bank stabilization techniques, as required by the Natural River Management Plan, for the approximately 9,000 linear feet of the Santa Clara River bank adjacent to the project that will be stabilized for bank erosion and flood protection. About 3,000 linear feet of bank stabilization are proposed to protect Newhall Ranch Road, including Newhall Ranch Road/Golden Valley Road Bridge, and approximately 6,000 linear feet would be necessary to protect the residential and commercial development. The proposed bank stabilization technique is primarily buried soil cement, which would allow for the establishment of natural vegetation on the river bank. The use of natural bank stabilization techniques will reduce the amount of additional impervious surface required to provide bank erosion and flood protection.
- Single-family and multi-family residential landscape areas will be determined by City zoning requirements, City setback/parkway standards, and City design objectives. Assuming a typical 58% perviousness for single-family residential areas, 32 percent perviousness for multi-family residential areas, and 8 percent perviousness for commercial areas, approximately 70 acres of the 153 acres proposed for residential and commercial development will be landscaped.
- Directly connected impervious area will be minimized by draining commercial and multi-family parking lots to bioretention facilities located in islands to promote filtration and infiltration of runoff. Bioretention functions as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants. The flow velocity of the runoff is reduced by passing over or through the buffer strip and is subsequently distributed evenly along a ponding area. Percolation of the stored water in the bioretention area planting soil into the underlying soils occurs over a period of days. An underdrain may be provided to prevent standing water in excess of 48 hours. In addition, runoff from parking lots will be treated in other treatment BMPs described in greater detail in Section 3 below.

- A majority of the residential units are multi-family consisting of two and three story structures, increasing density while minimizing the development footprint—building up rather than out.

Selection of Construction Materials and Design Practices

- Building materials for roofs, roof gutters, and downspouts will not include exposed copper or zinc.
- Streets, sidewalks, and parking lot aisles will be constructed to the minimum widths as determined by the City and in compliance with regulations for the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access. Landscaped parkways will be incorporated between sidewalks and streets in compliance with the City's Unified Development Code, reducing impervious area and increasing opportunity for infiltration.
- Treatment BMP selection will incorporate natural systems that promote infiltration, such as vegetated swales, bioretention, and water quality basins.
- Septic tanks will be prohibited.

Conserve Natural Areas

- Development will be clustered on the least environmentally sensitive portions of the project site, while leaving the remaining land in a natural, undisturbed condition. For example, 330 acres of the Santa Clara River and surrounding riparian area will be preserved. Additional open space will be provided in the project including the active/passive park and the large open space proposed in Area D.
- Vegetated swales that mimic natural conveyances and allow for storm water infiltration as well as pollutant removal will be incorporated into the project within three sub-areas (Figure 1, cross hatched areas). These vegetated swales are considered treatment control BMPs, which are described in Section 3 below. Within the park area, a natural drainage is also proposed for restoration. Flows from impervious surfaces developed as part of the project will be treated prior to entering this natural conveyance, but further pollutant removal and infiltration can be expected to occur in this natural drainage prior to outlet to the Santa Clara River.
- Canopy interception and water conservation will be maximized by preserving existing native trees and shrubs (e.g., the riparian area) and planting additional native or drought tolerant trees and large shrubs. The open space areas will help protect sensitive areas such as a wildlife corridor (the Santa Clara River) and plant and animal habitat. The landscaping plan for the project will conform to the City of Santa Clarita requirements for use of drought resistant plants. As indicated previously a substantial portion of the site will be preserved as open space, and the native vegetation in these areas will remain.

Protect Slopes and Channels

- Slopes: erosion potential will be minimized by preserving existing vegetation where feasible, by limiting disturbance, and by stabilizing and revegetating disturbed areas as soon as possible after grading or construction. Disturbed slopes will be stabilized during construction with measures such as covering with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. After grading operations are complete, slopes will be stabilized in a time frame consistent with code requirements. All slopes within the project will be designed and constructed to minimize erosion.

- Protect channels: To reduce storm flow velocities and to prevent erosion at storm water discharge points into the Santa Clara River, energy dissipaters consisting of either rip-rap or larger standard impact type energy dissipaters will be constructed at storm system outlets into the River. These energy dissipaters would slow the rate of flow of runoff into the River in order to prevent erosion of the stream channel. Approximately 9,000 linear feet of buried bank stabilization will be constructed along the Santa Clara River. An additional 1,500 linear feet of toe protection would be constructed adjacent to Area B. All of the improvements proposed along the Santa Clara River would be in conformance with the requirements of the NRMP."

Impacts associated with erosion and sediment deposition and streambed modification within the Santa Clara River are evaluated as a function of in-stream velocities, which are indicators for potential riverbed scouring. There would be no significant increases in velocity during the 5- and 10-year storm events, and decreases in river velocity for the 20- to 100-year storm events. Increases in areas of the floodplain that would be subject to velocities over 4 feet/second, an indicator velocity for erosion potential, during a 2-year storm event would be minimal, localized, and would be caused only by the smallest event scenario, making erosion and scour in those areas controllable by dissipaters as prescribed for this project and consistent with the NRMP. (See further discussion in **Section 4.2, Flood**)

(7) Non-Storm Flows

(a) Dry Weather Flows

In urban areas with land uses similar to the project's proposed development plan, dry weather (or nuisance) flows are typically due to activities such as irrigation of landscaped areas and/or car and street washing. As described above, the land uses proposed for the project are mostly single-family and apartment-type residential uses, streets, open space/park areas, and small areas of commercial uses. Of the overall approximately 695.4-acre development, approximately 445.8 acres are to be dedicated to the City of Santa Clarita, and the remaining 249.6 acres represent project development (which includes open spaces).

Geosyntec (2002) has estimated that dry weather flow contributions from urbanized areas are about 2.93×10^{-4} cfs/acre. Using this rough estimate, it could be expected that as much as 0.15 acre-feet of dry weather flow could be generated on a daily basis from the project's urbanized areas. The proposed structural BMPs (detention basins, swales and CDS units) are expected to treat and lower the mineral and nutrient concentrations and loads in dry weather flows, which would not likely leave the site. Additionally, a permanent water quality pool will be established within the detention basins to provide effective treatment of dry weather flows. These pools would have sufficient storage volume (and residence time) to allow for effective pollutant removal. Factors such as vector control and other maintenance issues would be considered in the design of the detention basin.

Otherwise, sediment mobilization in urban areas is generally associated with storm water events and associated rainfall intensity. Dry weather flows are typically low in sediment because the flows are relatively slow, which causes sediment to settle out or to be filtered out by algae and other plants growing in the receiving waters. As a result, pollutants associated with suspended solids (e.g., phosphorous, some trace metals, and some pesticides) are typically found in very low concentrations in dry weather flows.

Principal sources of human-derived pathogens in dry weather flows are leaking septic systems, cross-connections between sanitary sewers and storm drains, and leakage from the sanitary sewer system into groundwater, which feeds non-storm flows. Pet wastes can also be a source of pathogens. However, since the project will have new storm drain and sanitary sewer systems, and with implementation of the source control and structural BMPs, pathogen concentrations and loads in dry weather flows are not expected to cause significant adverse impacts on water quality.

As a result of the project, dry weather flows are expected to be comparable to existing flows. The project, therefore, would not significantly impact dry weather flows.

(8) Groundwater

Groundwater levels and quality are expected to change minimally, if at all, as a result of the project.

(a) Groundwater Levels

A major factor affecting groundwater infiltration is the change in the amount of impervious surfaces from the undeveloped condition. Currently, virtually no portion of the project site is covered with an impervious surface, and, therefore, the site generally permits the infiltration of rainfall. The conversion of the current open space to the developed condition will reduce the infiltration of rainfall, and would tend to reduce infiltration from the site into the groundwater. However, since approximately 74 percent of the project site is currently expected to remain pervious, and approximately 150 acres would be landscaped and irrigated, those portions of the site would largely continue to serve as a recharge area and thus the potential impacts due to development would be reduced. As a result, groundwater levels are expected to remain similar or become slightly lower than existing conditions. (For further discussion of groundwater levels and recharge, see **Section 4.1, Geotechnical Hazards** and **Section 4.8, Water Services**.)

provide greater economic advantages to haulers or if landfills within the County reach capacity. The U.S. Supreme Court has ruled that jurisdictional solid waste disposal restrictions infringe on a landfill operator's ability to actively participate in interstate commerce.⁷ In that case, the court ruled that the City of Philadelphia could not prevent the State of New Jersey from bringing solid waste to Philadelphia for disposal.

(2) Solid Waste Disposal

The Puente Hills Materials Recovery Facility (MRF), located in Whittier, California is scheduled to be operating in September, 2004 and would be available to serve the proposed project.⁸ The purpose of the MRF is to recover recyclable materials from commercial waste and to provide for the efficient transfer of the residual waste to permitted landfills for proper disposal.⁹ No waste or recyclables would be disposed of at the site. The facility is permitted to accept 4,400 tons per day and 24,000 tons per week of municipal solid waste.¹⁰

Figure 4.9-1 illustrates the locations of Los Angeles County landfills in relation to the project site while **Table 4.9-1** identifies the anticipated remaining capacity and anticipated remaining years of operation of each landfill.¹¹ ~~based on the June 1997 Los Angeles County Countywide Siting Element (most recent document available).¹² Recent expansions at the Antelope Valley, Bradley, Chiquita Canyon, Lancaster, and Puente Hills Landfills expansions are reflected in Table 4.9-1. A number of landfills in Table 5.18-1 have an anticipated life expectancy that extends beyond 2017. For example, the Lancaster Landfill was approved for expansion to extend the life of this landfill to 2030,¹³ and the Burbank, Chiquita Canyon, Pebbly Beach, San Clemente, Scholl and Whittier (Savage Canyon) Landfills are permitted until 2054, 2019, 2033, 2032, 2019 and 2025 respectively.¹⁴ The Chiquita Canyon Landfill, approved for expansion to extend the life of this landfill to 2019, assuming the acceptance of the maximum daily tonnage of 6,000 tons of solid waste;¹⁵ the Antelope Valley Landfill, approved for expansion to extend the life of this landfill to 2008, assuming the acceptance of the maximum daily~~

⁷ Philadelphia vs. New Jersey, 98 Supreme Court 2531, 1978.

⁸ County Sanitation Districts of Los Angeles County, letter to Jeff Hogan, Associate Planner, City of Santa Clarita, March 16, 2004. (See Section 2.0, Responses to Written Comments.)

⁹ Puente Hills Landfill Fact Sheet, November 2003. Provided by County Sanitation Districts of Los Angeles County, in a letter to Jeff Hogan, Associate Planner, City of Santa Clarita, March 16, 2004. (See Section 2.0, Responses to Written Comments.)

¹⁰ Ibid.

¹¹ Based on the Los Angeles County Department of Public Works, Los Angeles County Integrated Waste Management Plan, 2002 Annual Report on the Countywide Summary Plan and Countywide Siting Element, February 2004.

¹² Where noted in **Table 4.9-1**, this table was updated by Impact Sciences in 2002 to include recent landfill expansions.

¹³ Telecommunication with Kay Krumwied, Lancaster Landfill, December 4, 2002. A life expectancy to 2030 assumes the acceptance of the maximum daily tonnage of 1,700 tons of solid waste.

¹⁴ California Integrated Waste Management Board website, July 30, 2004.

¹⁵ California Integrated Waste Management Board website, October 25, 2002.

tonnage of 1,800 tons of solid waste;¹⁶ and the Lancaster Landfill, approved for expansion to extend the life of this landfill to 2030, assuming the acceptance of the maximum daily tonnage of 1,700 tons of solid waste.¹⁷

These landfills in **Table 4.9-1** are classified as major landfills, which are defined as those facilities that receive more than 50,000 tons of solid waste per year. Additionally, these landfills are classified as Class III since they are permitted to accept only non-hazardous wastes. As shown in **Table 4.9-1**, with the approval of the Chiquita, Antelope Valley, and Lancaster and Puente Hills Landfills expansions, Los Angeles County's landfills have adequate capacity to service the existing population and planned growth until the year 20102017. However, capacity will extend beyond the year 20102017, as noted above, particularly when combined with other events that have expanded landfill capacity within the County. This includes recent agreements between Orange County and Waste Management, Inc. (WMI), which diverts waste (168,000 tons per year), from San Diego County that was imported into Los Angeles County. This waste now goes to Orange County instead of Los Angeles County. Also, an agreement between Orange County and Taormina Industries, which mainly serves Los Angeles County, calls for 2,000 tons of solid waste per day to be diverted to Orange County landfills. In fact, recent studies indicate that landfill capacity is extended to 2014—fifteen years later and beyond the AB 939 planning period.¹⁸ After that time, the daily volume of solid waste generated would exceed the volumes that these landfills are permitted to accept unless new landfills or other disposal alternatives are approved.

As discussed above, nearly 100 percent of wastes collected by haulers from the City of Santa Clarita and not diverted would go to the Chiquita Canyon Landfill, located approximately six miles west of the project site. Currently, very small amounts of waste generated by uses in the City of Santa Clarita and not diverted are sent to the Puente Hills Landfill in Whittier, Sunshine Canyon Landfill in Sylmar, and the Antelope Valley II Landfill in Palmdale.¹⁹

d. Landfill Expansion and Development Plans

(1) Expansion Plans

Two of the landfills identified in **Table 4.9-1**, the Bradley Landfill West and Puente Hills Landfill, are in the process of applying for expansion in order to provide additional capacity. Both of these landfills could serve the Santa Clarita Valley, including the proposed project site, as well as the surrounding region.

¹⁶ Ibid.

¹⁷ Telecommunication with Kay Krumwied, Lancaster Landfill, December 4, 2002.

¹⁸ Approaching an Integrated Solid Waste Management System for Los Angeles County, California, May 2, 1997, GBB, Solid Waste Management Consultants.

¹⁹ City of Santa Clarita Waste Generation Base Year Study for Reporting Year 2000, March 22, 2002, SCS Engineers.

Table 4.9-1
Existing Landfill Capacity and Regional Needs Analysis for Los Angeles County

Year	Waste Generation Rate (tpd-6)	Percent Diversion	Total Disposal Need (tpd-6)	Maximum Daily Transportation Capacity (tpd-6)	Class III Landfill Disposal Need (tpd-6)	1	2	3	4	5	EXISTING LANDFILLS				8	9	10	11	12
						Antelope Valley	Bradley	Burbank*	R Calabasas	Chiquita*	Lancaster*	Pebble Beach*	L Puente Hills	R San Clemente*	R Scholl*	Sunshine	Whittier*		
2002	73,866	5.00%	36,933			847	2,245	128	1,041	4,681	864	14.3	11,761	2.3	1,194	5,714	269		
2003	74,422	50.00%	37,211	2,069	35,142	9.2	1.1	3.5	11.0	17.2	13.8	0.102	3.1	0.013	8.2	6,000	271	4,172	
2004	75,217	50.00%	37,609	2,069	35,539	8.6	0.6	3.5	10.7	15.7	13.3	0.098	40.6	0.012	7.8	6.2	4.8		
2005	76,798	50.00%	38,399	2,069	36,330	1,800	1,800	131	1,060	5,000	1,700	14.5	13,200	2.4	1,216	11,000	274	(1,359)	
2006	78,944	50.00%	39,472	2,069	37,403	8.0	0.1	3.4	10.3	14.1	12.8	0.093	36.5	0.011	7.4	75.8	4.7	(1,125)	
2007	81,099	50.00%	40,550	2,069	38,480	1,800	2,000	134	1,082	5,000	1,700	14.8	13,200	2.4	1,242	11,000	280	(3,129)	
2008	83,351	50.00%	41,675	2,069	39,606	7.5	0.3	3.4	10.0	12.6	12.3	0.088	32.3	0.011	7.1	72.4	4.6		
2009	85,470	50.00%	42,735	2,069	40,666	1,800	5,000	137	1,112	5,000	1,700	15.2	13,200	2.5	1,277	11,000	288	(2,129)	
2010	87,522	50.00%	43,761	2,069	41,692	6.9	1.7	3.3	9.7	11.0	11.7	0.084	28.2	0.010	68.9	68.9	4.5		
2011	89,614	50.00%	44,807	2,069	42,738	1,800	5,000	141	1,143	5,000	1,700	15.7	13,200	2.5	1,311	11,000	296	(2,129)	
2012	91,623	50.00%	45,811	2,069	43,742	6.4	C	3.3	9.3	9.4	11.2	0.079	24.1	0.009	6.3	65.5	4.4		
2013	93,589	50.00%	46,795	2,069	44,726	1,800	1,800	145	1,175	5,000	1,700	16.1	13,200	2.6	1,348	11,000	304	3,916	
2014	95,838	50.00%	47,919	2,069	45,850	5.8		3.2	8.9	7.9	10.7	0.074	20.0	0.0083	5.8	62.1	4.3		
2015	98,073	50.00%	49,036	2,069	46,967	1,800		149	1,204	5,000	1,700	16.5	13,200	2.7	1,382	11,000	312	4,900	
2016	100,318	50.00%	50,159	2,069	48,090	5.2		3.2	8.6	6.3	10.1	0.069	15.9	0.074	5.4	98.6	4.2		
2017	102,300	50.00%	51,150	2,069	49,081	4.7		156	1,263	5,000	1,700	17.3	13,200	2.8	1,449	11,000	327	5,852	
						4.1		3.1	7.8	3.2	9.1	0.058	7.6	0.0054	4.5	51.8	4.0	6,823	
						3.5		163	1,319	5,000	1,700	18.1	13,200	2.9	1,482	11,000	334	7,755	
						3.0		167	1,350	C	8.0	0.047	C	0.0039	3.6	44.9	3.8	8,668	
						2.4		163	1,319	1,700	1,700	18.1	13,200	2.9	1,513	11,000	341	9,668	
						1.9		174	1,414	1,700	1,700	19.4	13,200	3.1	1,546	11,000	350	10,614	
						1.3		2.8	5.7		6.4	0.029	15.7	0.0011	2.1	34.6	3.5	11,569	
						0.7		2.8	5.2		5.9	0.023	16.1	0.0001	1.6	31.2	3.4	12,524	

ASSUMPTIONS:
1. The Waste Generation Rate (excluding the inert waste being handled at permitted unclassified landfills) was estimated using the CIWMB's Adjustment Methodology, utilizing population projection available from State Department of Transportation, and employment and taxable sales projections available from UCLA.

2. Diversion Rate is 50 percent for years 2002 through 2017.

3. Expected Daily Tonnage Rates are based on permitted daily capacity for the Antelope Valley, Chiquita, Lancaster, Pueblito Hills, and Sunshine Landfills. The expected daily tonnage rate for Burbank, Chiquita, Pebble Beach, San Bernardino, and Whittier (Seeger) Landfills are based on the average daily tonnages for the period of 1/1/02 to 12/31/02.

4. Expected Daily Tonnage Rate for Burbank Landfill Expansion is based on the historical use of this landfill.

5. "tpd-6": tons per day per week average.

6. Anticipated closures per CIWMB website, <http://www.ciwmmb.ca.gov/squads>, accessed July 30, 2004; Burbank-2054; Chiquita-2019; Pebble Beach-2054; San Clemente-2032; Scholl-2019; Whittier-2025.

7. Anticipated closure 2030, per telecommunication with Key Kravitz, Lancaster Landfill, December 4, 2002.

LEGEND:
C Closure due to exhausted capacity
E Expansion becomes effective
L Does not accept waste from the City of Los Angeles and Orange County
R Restricted Wasteland
CIWMB California Integrated Waste Management Board

Source: Los Angeles County Department of Public Works, Los Angeles County Countywide Integrated Waste Management Plan 2002 Annual Report—Part II: Site/Element Assessment, Appendix E-2.7, February 2004.

Table 4.9-2 provides a summary of the expansion plans for Bradley Landfill West and Puente Hills Landfill. Expansion of these landfills would provide an additional 41,537,922 tons of capacity with a daily capacity of 14,200 tons.

Table 4.9-2
Proposed Major Landfill Expansion Plans in Los Angeles County

Landfill	Operator/ Owner	Anticipated Expansion Capacity (million tons) ¹	Current Daily Capacity (tons)	Years of Add'l Capacity	Expansion Location
Puente Hills ²	Sanitation Districts of Los Angeles County	38,000,000 ³	12,000 ⁴	10	Adjacent
Bradley Landfill West ⁵	Waste Management, Inc.	3,537,922	2,200	5	Adjacent
Totals		41,537,922	14,200	15	

Source: Impact Sciences, Inc. (November 2002).

¹ As the expansion plans have not yet been approved, exact expansion capacity has not yet been identified.

² Telecommunication with Theresa Dodge, Supervisor, Solid Waste Division, Sanitation Districts of Los Angeles County, December 4, 2002.

³ Office of Planning and Research CEQA.net website, December 5, 2002.

⁴ The landfill currently accepts 72,000 tons per week, with 13,200 accepted Monday through Friday, and the remainder on Saturday. Seventy two thousand was divided by six to get an average daily figure for purposes of this table.

⁵ Telecommunication with Bruce Matlock, Health and Safety Supervisor, Bradley Landfill West, December 4, 2002.

d. Hazardous Materials Disposal

Certain uses and activities generate hazardous waste that must be disposed at locations other than Class III or unclassified landfills. A generator is a person or business whose acts or processes produce hazardous waste or who in some other manner causes a hazardous substance or waste to become subject to the California Hazardous Waste Control Law (HWCL, Health and Safety Code Sections 25100 through 25249). These hazardous materials then need to be disposed of or transported to a licensed disposal or treatment facility. However, the disposal and transport of hazardous materials is a little more complicated than that of the typical Class III solid waste because there are many forms of hazardous materials. Generators that use hazardous materials and/or generate hazardous waste are responsible for the disposal of the waste. There are many licensed private contractors that transport and dispose hazardous waste.

The County of Los Angeles Department of Public Works indicates that existing hazardous waste management facilities within the County are inadequate to meet the waste currently generated within Los Angeles.²⁰ However, there are several Class I and II landfills that exist in Southern and Central California that can accept hazardous waste generated within Los Angeles County. Each is identified briefly below:

²⁰ Rod H. Kubomoto, Assistant Deputy Director, Watershed Management Division, County of Los Angeles, Department of Public Works, written communication to Jeff Hogan, Associate Planner, City of Santa Clarita, April 29, 2004. (See Section 2.0, Responses to Written Comments.)

- Laidlaw Landfill, Buttonwillow, Kern County, California: This facility accepts hazardous and non-hazardous waste and is permitted as a Class I landfill. The facility has no restrictions for the amount of waste that can be accepted on a daily basis.
- Kettleman Hills Landfill, Kettleman City, Kings County, California: This is a Class I permitted landfill that accepts hazardous and non-hazardous waste with no capacity restrictions. .
- McKittrick Waste Treatment Site, McKittrick, Kern County, California: This facility is a Class II permitted landfill that accepts hazardous and non-hazardous waste. The facility has a capacity restriction of 412 cubic meters daily. .

As discussed above, the City of Santa Clarita has prepared a Household Hazardous Waste Element (HHWE) to provide for management of household hazardous waste generated by the residents within its jurisdiction. The City of Santa Clarita adopted its HHWE in 1991.

Given that hazardous wastes can be accepted at landfills in Kern and Kings Counties, the project will not create a significant hazardous materials impact.

4. PROJECT IMPACTS

The project would generate solid waste during the construction and operational stages of development. Where the solid wastes are disposed of and how they are recycled are driven by economics and adopted City of Santa Clarita and state regulations. Furthermore, the amount of solid waste entering landfills versus the amount generated would be based on a number of variables. These include market demand for recyclables (fluctuations in prices for recyclables will affect willingness to recycle certain materials), product packaging, purchase of reusable products (e.g., cloth diapers), disposal alternatives (incineration within co-generation plants), as well as recycling regulations.

a. Significance Threshold Criteria

The City of Santa Clarita Environmental Guidelines questioned if the project:

- would be served by a landfill with sufficient capacity to accommodate the project's solid waste disposal need.

As solid waste collection service and landfill capacity already exist in the project area, the City's Environmental Guidelines will be used as the significance threshold criteria. Therefore, for the

purpose of this EIR, a project would cause a significant solid waste (including hazardous waste) impact if it does not implement measures to reduce the amount of solid waste entering landfills in accordance with state and County standards and/or if future capacity at existing landfills would be inadequate to serve the project.

b. Construction-Related Impacts

Site preparation (vegetation removal and grading activities) and construction activities would generate a total of approximately 15,399 tons, or an average of approximately 3,850 tons per year of construction wastes over the four year buildout of the project assuming no recycling, or approximately 7,700 total tons assuming a 50 percent diversion rate.²¹ These waste materials are expected to be typical construction debris, including wood, paper, glass, plastic, metals, cardboard, and green wastes. Construction activities could also generate hazardous waste products. The wastes generated would result in an incremental and intermittent increase in solid waste disposal at landfills and other waste disposal facilities within Los Angeles County.

Generally, typical construction-related solid waste is composed of small scrap materials and construction employee food waste. The waste generation typically occurs over short time periods and ceases upon completion of the construction stage; in the case of the proposed project, construction would occur intermittently over an estimated four-year period. Unless construction-related wastes are recycled, construction solid waste generation would have a significant impact on the capacity of the City's solid waste management system. Also, an adequate amount of landfill space has not been ensured to accommodate long-term solid waste generation at current disposal rates. Therefore, even with mitigation, the project's construction-related solid waste impact would be considered significant.

c. Operation-Related Impacts

Buildout of the project is estimated to require approximately four years. At buildout, the project would generate approximately 10,203 pounds of solid waste per day, or 1,862 tons per year, as shown in **Table 4.9-32**.²² This quantity represents the project's solid waste generation under a worst-case scenario without any recycling activities in place. Under the City Model Ordinance, however, the uses within the project would be required to provide adequate areas for collecting and loading recyclable materials in concert with Countywide efforts and programs to reduce the volume of solid waste entering landfills. Although the project would generate approximately 1,862 tons per year it can also be

²¹ Assumes a generation rate of 90 tons per acre of construction waste. Project gross developable acreage is 171.10. Refer to **Project Description, Section 1.0**.

²² This solid waste generation may also include household-type hazardous wastes. Examples of household hazardous wastes include drain openers, oven cleaners, toilet bowl cleaners, ammonia-based cleaners, floor and furniture polishes, enamel or oil-based paints, anti-freeze, pesticides/herbicides/fungicides, pool acids.

assumed that the project will meet the current recycling goals of the community and in actuality, only generate approximately 931 tons per year due to City diversion rates and a mandate to divert at least 50 percent of potential waste disposal.

Table 4.9-32
Daily Project Solid Waste Generation for Project (No Recycling)

Land Use	Units	Generation Factor (pounds/day) ¹	Total Waste Generation (pounds/day)	Total Waste Generation (tons/year)
Residential				
Single-Family Detached	439 du	11.18	4,907	896
Multi-Family or Attached	744 du	6.41	4,770	870
Commercial	40,000 sq. ft.	0.01	526	96
Total			10,203	1,862

Source: Impact Sciences, Inc. (March 2003).

du = dwelling unit, sq. ft. = square feet

¹ The solid waste generation rates are derived from the Ventura County Solid Waste Management Department's *Guidelines for the Preparation of Environmental Assessments for Solid Waste Impacts*. The Los Angeles County solid waste generation factor of 11 pounds/capita/day was not used in this analysis because it is very general and may not yield an accurate solid waste generation analysis for the project. These factors do not reflect any recycling activities.

Recent expansion approvals, and proposals for expansion, at several County landfills compel the conclusion that solid waste disposal facilities and other options will be available in the future. It is reasonable to assume that new facilities and other options will be created to meet this demand and to reap the financial benefits of providing this service. ~~However, as only three facilities have recently been approved for expansion, Nonetheless,~~ project impacts are considered significant. Therefore, even with mitigation, the project's solid waste impact would be considered significant.

Because of the many laws and regulations associated with the disposal of hazardous waste, it would have to be determined at the time of disposal where any certain hazardous waste would be taken. However, hazardous debris generated during construction and operation can be accommodated by the permitted Class I and II landfills currently in operation within Southern and Central California, and no significant impact to hazardous waste disposal facilities are expected as a result of this alternative.

5. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

- 4.9-1 Solid waste collection/recycling areas are to be compatible with nearby structures, secure, protected against adverse environmental conditions, clearly marked, adequate in capacity, number and distribution, and contain a sufficient number of bins, to serve the recycling needs of the development (Model Ordinance).
- 4.9-2 Design and construct collection/recycling areas to accommodate front-loader packing trucks, including maneuvering room (Model Ordinance).

b. Construction

4.9-15 The Project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris.

~~4.9-15~~¹⁶ Place recycling bins for glass, metals, paper, wood, plastic, greenwastes, and cardboard on construction sites to ensure their use by construction workers to then be trucked to recycling/processing facilities.

~~4.9-16~~¹⁷ In construction specification and bid packages, require building materials made of recycled materials, to the extent possible.

7. CUMULATIVE IMPACTS

As discussed earlier in this section, new landfills will need to be developed and/or other waste disposal options implemented to accommodate future growth. These options may include diversion/transformation as the preferred methods for addressing solid waste and specific and practical applications (i.e., market development, public education and public policy initiatives).²³ In the future, haulers will have flexibility to determine where solid waste is ultimately disposed of based on economic factors.

Because solid waste (including hazardous waste) can be disposed of outside of Los Angeles County and because solid waste disposal is driven by a free-enterprise system, it is reasonable to assume that, to some degree, solid waste generated by cumulative development would be disposed of outside Los Angeles County, and likely, outside of the State of California. Given this assumption, the cumulative projects area could encompass a geographic area beyond the jurisdictional boundaries of the City of Santa Clarita, Los Angeles County and could, conceivably, extend beyond state boundaries. It is beyond the scope of this EIR and too speculative to attempt to quantify the solid waste that could be generated by cumulative development that is proposed in greater Los Angeles County or the region beyond, or to assess the landfills that might be available or, more importantly, other solid waste disposal options which could be available. Therefore, the focus of this cumulative impact analysis is the cumulative impacts of this project in combination with other expected future growth in the Santa Clarita Valley at its buildout.

The Santa Clarita Valley Cumulative Build-out Scenario entails buildout of all lands under the current land use designations indicated in the City of Santa Clarita General Plan, Los Angeles County Santa Clarita Valley Area Plan, plus the project, plus all known active pending General Plan Amendment requests for additional urban development in the unincorporated area of Santa Clarita Valley and in

²³ Approaching an Integrated Solid Waste Management System for Los Angeles County, California, (May 2, 1997) GBB, Solid Waste Management Consultants.

1. SUMMARY

Fire protection and emergency medical response services for the project site and the surrounding area are provided by the Los Angeles County Fire Department. Eight fire stations and three fire camps provide fire protection services for the Santa Clarita Valley area. Fire Station 111, located at 26829 Seco Canyon Road is the ~~jurisdictional company for~~ closest fire station to the project site.¹ ~~Additional fire~~ protection services would be provided by the closest available district response units. Paramedic services are also provided to the area by the Los Angeles County Fire Department and a franchise private ambulance company.

The proposed project site is located in an area that has been designated as a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4) by the County of Los Angeles Fire Department, which denotes the County Forester's highest fire hazard potential.

Fire service to the proposed project would be funded through payment of developer fees. Developer fees would be used to help fund construction of new facilities and additional equipment. In addition, tax revenues would provide for the operation and staffing of the fire stations. The proposed project would be required to meet County codes and requirements, which have been adopted by the City, relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. As a result, the project would not diminish the staffing or the response times of existing fire stations in the City of Santa Clarita, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels in the City. Therefore, with the inclusion of the mitigation measures, the proposed project would not have a significant project-specific or cumulative impact on fire protection services in the City of Santa Clarita.

2. INTRODUCTION

The following analysis of fire services is based on information provided by the County of Los Angeles Fire Department. The Fire Department maintains ultimate review and approval authority over aspects of the proposed development that relate to fire protection, and may identify further recommendations and/or requirements.

¹ Written correspondence, David R. Leininger, Acting Chief, Forestry Division, County of Los Angeles Fire Department, December 4, 2002 (**Appendix 4.13**).

3. EXISTING CONDITIONS

a. Fire Protection Services

Fire protection service is provided to the City of Santa Clarita by the County of Los Angeles Fire Department. The County of Los Angeles Fire Department is the commonly used name for the Consolidated Fire Protection District of Los Angeles County (Fire District or Department). The Santa Clarita Valley is supported by eight fire stations and three fire camps. The ~~jurisdictional closest~~ station ~~for to~~ the project site is Fire Station 111, located at 26829 Seco Canyon Road in Santa Clarita. ~~Additional~~ Fire protection services would be provided by the closest available district response units. Should a significant incident occur, the project site would be served by the resources of the Fire Department, not just the stations closest to the site or the eight that have primary jurisdiction within the Santa Clarita Valley.

The location of these stations is illustrated on **Figure 4.13-1**. A description of the operational characteristics of the stations closest to the site and, therefore, most likely to respond is provided below.

- Los Angeles County Fire Station 111 is located at 26829 Seco Canyon Road, approximately 0.6 miles from the intersection of Bouquet Canyon and Newhall Ranch Roads.² The station maintains one fire engine and one paramedic squad, and is supported by five firefighters, two of whom are paramedics. The response time from the station to the intersection of Bouquet Canyon and Newhall Ranch Roads is 1.7 minutes.³ Additional travel distance/time would be required to reach Areas A, B, C and D.⁴
- Los Angeles County Fire Station 126 is located at 26320 Citrus Street in Santa Clarita⁵ and is approximately ~~1.1~~ 1.35 miles from the intersection of Bouquet Canyon and Newhall Ranch Roads.⁶ Additional travel distance/time would be required to reach Areas A, B, C and D.⁷ The station maintains one three-man engine and one four-man truck/quint. In addition, the Deputy Fire Chief and the Battalion Chief are housed at Fire Station 126.⁸

The Fire Department recently leased land to build a temporary fire station, Temporary Fire Station 104, that would provide service to the project site in addition to Stations 111 and 126.⁹ A permanent site for Station 104 has not been identified as of the time of this writing. The Fire Department will

² Ibid.

³ Ibid.

⁴ Written correspondence, David R. Leininger, Chief, Forestry Division, County of Los Angeles Fire Department, April 23, 2004 (Appendix 4.13).

⁵ Written correspondence, Loretta Bagwell, Planning Division, Los Angeles County Fire Department, August 5, 2003 (Appendix 4.13).

⁶ ~~Written correspondence, David R. Leininger, Acting Chief, Forestry Division, County of Los Angeles Fire Department, December 4, 2002 (Appendix 4.13).~~ Written correspondence, David R. Leininger, Chief, Forestry Division, County of Los Angeles Fire Department, April 23, 2004 (Appendix 4.13).

⁷ Written correspondence, David R. Leininger, Chief, Forestry Division, County of Los Angeles Fire Department, April 23, 2004 (Appendix 4.13).

⁸ Written correspondence, Loretta Bagwell, Planning Division, Los Angeles County Fire Department, August 5, 2003 (Appendix 4.13).

⁹ Written correspondence, Loretta Bagwell, Planning Division, Los Angeles County Fire Department, July 22, 2003 (Appendix 4.13).

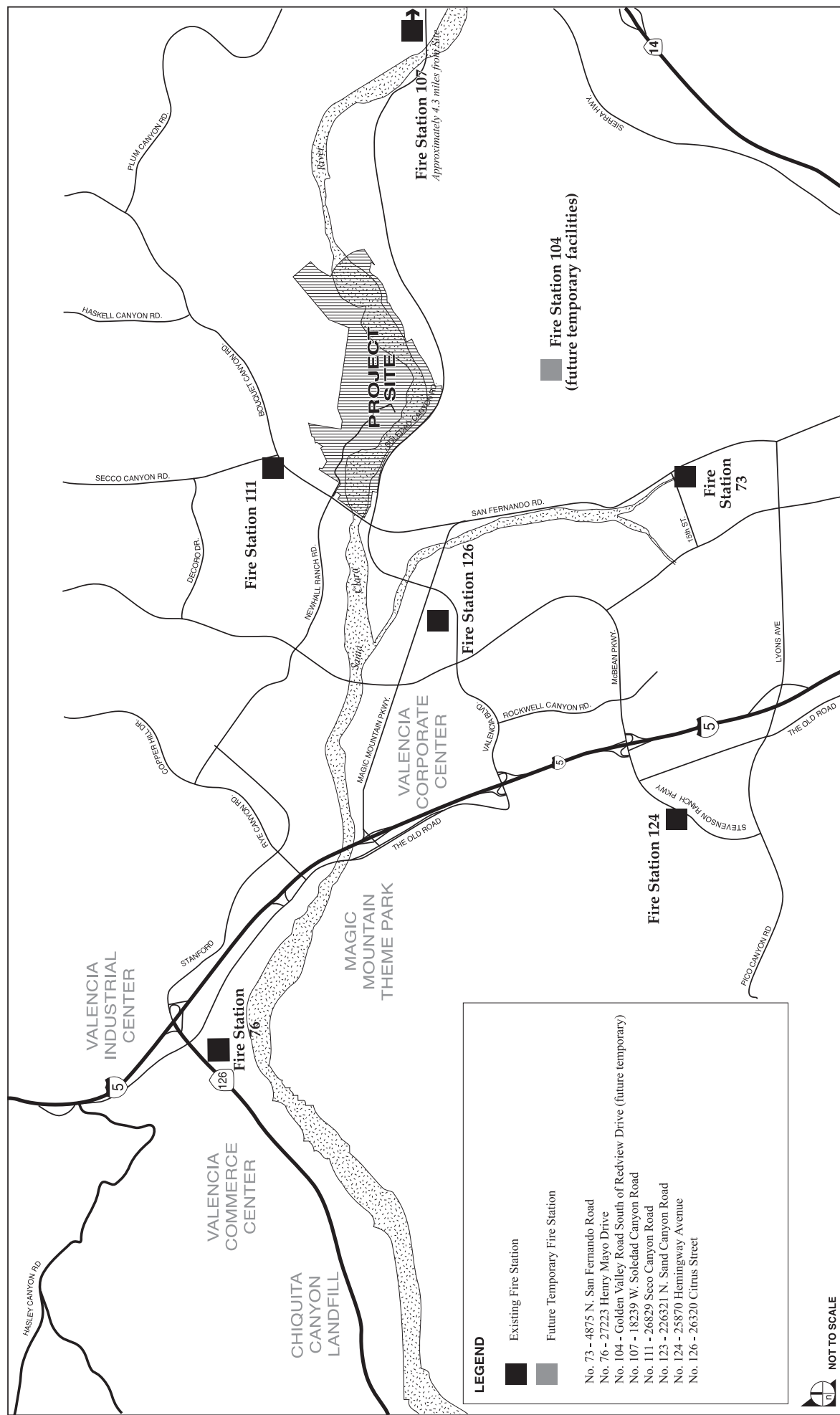


FIGURE 4.13-1 Fire Station Locations

continue to look for a site for the permanent fire station within the same vicinity as the temporary station. A description of Temporary Fire Station 104 is provided below:¹⁰

- Los Angeles County Fire Station 104 will be temporarily located on Golden Valley Road south of Redview Drive, approximately 3.4 miles from the intersection of Bouquet Canyon and Newhall Ranch Roads. Additional travel distance/time would be required to reach Areas A, B, C and D.¹¹ The station will maintain a minimum of one fire engine supported by three firefighters. Actual staffing will be determined when the fire station is under construction. The response time from the station to the intersection of Bouquet Canyon and Newhall Ranch Roads is 11 minutes.

The Fire Department also maintains three fire camps with three fire crews, which include County jail inmate teams of 12 to 15 fire laborers. These camps are located in San Francisquito Canyon and Soledad Canyon, and at the Peter Pitchess Honor Rancho. An additional County non-inmate crew of eight to 10 members provides wildland fire fighting protection for the Santa Clarita Valley area.

Additional manpower, equipment and facilities are presently needed in the project area.¹² The Fire Department has expressed an existing need for a fire station east of the project site, or possibly on the project site, to serve the community.¹³ Upon a close review of the need for potential fire station sites, including a station site on the project site, the Fire Department has decided to wait for a fire station site more easterly of the project site on Soledad Canyon Road.¹⁴

The level of service provided to areas within the district is determined by the Fire Department. Nationally recognized response time targets for urban area are five minutes for a basic life support unit (engine company) and eight minutes for an advanced life support unit (paramedic squad). The Fire Department is currently meeting these standards.¹⁵ The average response time in the City of Santa Clarita during 2003 was five minutes and 43 seconds.¹⁶ It should be noted that the City encompasses rural and undeveloped areas as well as urban areas.

The Fire Department annually updates their Five-Year Capital Plan. This plan identifies anticipated facilities that would be constructed during the five-year planning horizon. Funding used for land acquisitions, facility improvements, and partial funding of new equipment is generated through the

¹⁰ Ibid.

¹¹ Written correspondence, David R. Leininger, Chief, Forestry Division, County of Los Angeles Fire Department, April 23, 2004 (Appendix 4.13).

¹² Written correspondence, David R. Leininger, Acting Chief, Forestry Division, County of Los Angeles Fire Department, December 4, 2002 (Appendix 4.13).

¹³ Ibid.

¹⁴ Written correspondence, Debbie Aguirre, Planning Division, Los Angeles County Fire Department, June 13, 2003 (Appendix 4.13).

¹⁵ Written Correspondence, David R. Leininger, Acting Chief, Forestry Division, Los Angeles County Fire Department, December 4, 2002 (Appendix 4.13).

¹⁶ Telephone communication with Danny Kolker, Planning Analyst, Planning Division, Los Angeles County Fire Department, February 5, 2004.

Due to the relatively high fire hazard potential which exists in the Very High Fire Hazard Severity Zone, development within these areas is subject to various governmental codes, guidelines, and programs which are aimed at reducing the hazard potential to acceptable levels. The County of Los Angeles has prepared Fuel Modification Plan Guidelines, which set forth guidelines and landscape criteria for all new construction to implement ordinances relating to fuel modification planning and help reduce the threat of fires in high hazard areas.²¹ Per Section 1117.2.1 of the County Fire Code: "A fuel modification plan, a landscape plan and an irrigation plan...shall be submitted with any subdivision of land or prior to any new construction, remodeling, modification or reconstruction where such activities increase the square footage of the existing structure by at least 50 percent within a 12-month period and ~~---~~where the structure or subdivision is located within areas designated as a Very High Fire Hazard Severity Zone or within Fire Zone 4 in the Los Angeles County Building Code." A fuel modification plan identifies specific zones within a property which are subject to fuel modification. A fuel modification zone is a strip of land where combustible native or ornamental vegetation has been modified and/or partially or totally replaced with drought tolerant, fire resistant plants. The City has adopted the County Fire Code.

d. Current Site Conditions

Except for major site grading for water utilities between 1989 and 1994, the majority of the site has been generally undeveloped land. There are pipeline and utility corridors across the site. Currently, the site is occupied by a construction company office housed in a temporary trailer, a temporary storage building, a maintenance building, and a storage yard. The construction company buildings currently on-site occupy approximately 5,566 square feet. The buildings are located in a small valley in the central portion of the northern half of the site. This portion of the site was previously occupied by Los Angeles Fire Camp 4. The camp buildings were last occupied by the Saugus Unified School District until the buildings were demolished in 1995. Since 1985, the agricultural operations on the project site have been limited to dryland farming, primarily hay crops and, during various seasons, beekeepers work on the site.

²¹ Fuel Modification Plan Guidelines for Projects Located in Fire Zone 4 of Very High Fire Hazard Severity Zones, County of Los Angeles Fire Department, Prevention Bureau, Forestry Division, Brush Clearance Section, Adopted January, 1998.

flows on the project site, construction activities would have a significant impact on fire protection without mitigation.

However, proposed mitigation requires that brush clearance be conducted prior to initiation of construction activities, adequate water be available to service construction activities, and that all construction-related requirements of the Fuel Modification Plan, landscape plan and irrigation plan, all as approved by the Fire Department, be fulfilled. As the proposed project builds out, construction would also be required to comply with all applicable Building and Fire Code requirements for such items as types of roofing materials, building construction, brush clearance, water mains, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs for Very High Fire Hazard Severity Zone, as set forth by the County Forester and Fire Warden.

With mitigation, there would be no significant project construction impacts.

d. Operational Impacts

Over the three to four-year buildout of the project site, development would involve the construction of 1,183 dwelling units and 40,000 square feet of commercial retail uses. The Fire Department serves the station closest to project site from is Station 111, located 0.6 miles from the intersection of Bouquet Canyon and Newhall Ranch Roads. However, fire protection services would be provided by the closest available district response units.

The operational phase of the proposed project would not present special fire protection problems; however, the intensification of land uses combined with the increase in human activity on the project site would result in an increase in fire hazards and other associated needs for fire protection services, including paramedic services. The Fire Department has stated that no fire station is required for development mitigation for this project.²² Based on a preliminary review of the proposed project, the Fire Department has determined that additional manpower, equipment, and facilities would be needed to serve the proposed project in order to maintain adequate staffing and response times.²³ As noted above, additional manpower, equipment and facilities are needed in the project area now, and the Fire Department has expressed an existing need for a fire station in this area on Soledad Canyon Road easterly of the project site.²⁴ The proposed project would exacerbate the need. Without additional Fire Department staffing, equipment and facilities, this development would decrease the existing level

²² Written correspondence, Wally Collins, Inspector, County of Los Angeles Fire Department, Land Development Unit, Fire Prevention Division, September 3, 2003 (**Appendix 4.13**).

²³ Written Correspondence, David R. Leininger, Acting Chief, Forestry Division Los Angeles County Fire Department, December 4, 2002 (**Appendix 4.13**).

²⁴ Written correspondence, Debbie Aguirre, Planning Division, Los Angeles County Fire Department, June 13, 2003 (**Appendix 4.13**).

of service of the Fire Department in the City and would result in a significant impact to fire services if not mitigated.

In response to increasing demands for new facilities, equipment, and staffing created by new development, the County of Los Angeles has implemented a Developer Fee Program to fund the purchase of station sites, the construction of new stations, and the funding for new equipment. The Developer Fees, which are currently \$0.37 per square foot of new development (all land uses), are adjusted annually by the County in order to maintain adequate levels of service and are collected at the time building permits are issued. It is expected that fees collected from the project applicant would adequately fund fire service to the proposed project. This fee, or an in-lieu donation, constitutes mitigation in full of growth impacts, if access and response times to the east end of the project site are found to be adequate.²⁵ In addition, tax revenues would provide for the operation and staffing of the fire stations. Finally, the project would be required to meet City/County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. As a result, operation of the project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, and would not create a special fire protection problem on the site that would result in a decline in existing services levels in the Valley.

e. Wildland Fire Hazards

Development of the proposed project would result in the construction of residential uses in areas that have been designated as Very High Fire Hazard Severity Zone. The Fire Department indicated that this designation is taken from County Fire Maps. Characteristics of the project site which contributed to this designation include: (a) access, (b) lack of adequate water supplies, (c) topography, and (d) vegetative cover. An analysis of the site's fire hazard potential relative to these ~~three~~four factors is presented below.

Access: Access to the project site would be provided from several major access points. The proposed Santa Clarita Parkway would bisect the site and eventually provide access from the north. Newhall Ranch Road would continue to provide access from the west from Bouquet Canyon Road. Newhall Ranch Road would be extended so that it transverses the northerly portion of the site and exits the site in the southeast, where it would connect with Golden Valley Road near Soledad Canyon Road. County/City code requirements specify that no more than 75 dwelling units can be built on a single

²⁵ Written Correspondence, David R. Leininger, Acting Chief, Forestry Division Los Angeles County Fire Department, December 4, 2002 (**Appendix 4.13**).

increased human activity, and (3) the potential for fires due to accidental and arson-related causes. Without mitigation, such impacts could be significant. The project would be required to meet City/County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. This includes preparation of a Fuel Modification Plan, landscape plan and irrigation plan. Consequently, no significant impacts with regard to vegetative cover would occur.

In conclusion, the ~~jurisdictional fire station for closest to~~ the project site is Fire Station 111, located at 26829 Seco Canyon Road in Santa Clarita. ~~Additional fire~~ protection services would be provided by the closest available district response units. Fire service to the project would be funded through payment of Developer Fees. It is expected that fees collected from the project applicant would adequately fund fire service to the proposed project. This fee, or an in-lieu donation, constitutes mitigation in full of growth impacts, if access and response times to the east end of the project site are found to be adequate. In addition, tax revenues would provide for the operation and staffing of the fire stations. The project would be required to meet County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. Given compliance with all proposed mitigation measures and state, City and County requirements, the project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing services levels in the Valley. Therefore, given the significance criteria presented in this EIR section, operation of the project with mitigation would not have a significant impact on fire protection services in the Santa Clarita Valley.

5. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

4.13-1 All proposed development on the site must comply with applicable state, City and County code and ordinance requirements.

6. MITIGATION MEASURES PROPOSED BY THIS EIR

To mitigate its potential significant impacts, the project must comply with the following measures:

4.13-2 Concurrent with the issuance of building permits, the applicant shall either participate in the Developer Fee Program or make an in-lieu donation to the satisfaction of the County of Los Angeles Fire Department.

- 4.13-3 The project shall prepare a Fuel Modification Plan, landscape plan and irrigation plan as required for projects located with a Very High Fire Hazard Severity Zone. The Fuel Modification Plan, landscape plan and irrigation plan shall be reviewed and approved by the County Fire Department, Forestry Division prior to construction. The Fuel Modification Plan shall be submitted and approved by the County Fire Department prior to final map clearance. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. The fuel modification plan shall not conflict with the revegetation plan as directed in **Section 4.6, Biological Resources.** _
- 4.13-4 The project shall provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on the map which shall be recorded.
- 4.13-5 Brush clearance shall be conducted prior to initiation of construction activities in accordance with Fire Department requirements.
- 4.13-6 Additional access requirements may be needed during the building construction process.
- 4.13-7 Adequate water availability shall be provided to service construction activities.
- 4.13-8 Installation of 79 public and 24 private on-street fire hydrants is required. The required fire flow for 20 public fire hydrants located on Newhall Ranch Road, adjacent to Area C and Area D, is 5,000 gpm at 20 psi for five hours with three fire hydrants flowing. Fifty-nine public fire hydrants are required to be installed on all other streets, including Newhall Ranch Road, as indicated on the Tract Map. The required fire flow is 1,250 gpm at 20 psi for two hours with one fire hydrant flowing. Twenty-four on-site fire hydrants are required within Area C and Area D. The required fire flow is 2,500 gpm at 20 psi for two hours with two fire hydrants flowing simultaneously.
- 4.13-9 Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted or bonded prior to construction. All hydrants shall measure 6 inches by 4 inches x 2-1/2 inches brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25 feet from a structure or protected by a two-hour rated firewall. These hydrants shall be located as per the Vesting Tentative Tract Map on file with the Fire Department.

- ~~4.13-10~~ Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky. Oak trees overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, 6 inches.
- ~~4.13-11~~ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ~~4.13-12~~ Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ~~4.13-13~~ All private gates shall comply with Regulation 5 of the Fire Code. Prior to approval of the Tentative Tract Map, the applicant shall receive approval of the gates from the Los Angeles County Fire Department.
- ~~4.13-14~~ All fire lanes must not be less than 26 feet paved width (clear to sky and unobstructed) and posted and red curbed "NO PARKING - FIRE LANE".
- ~~4.13-15~~ The trail system shall provide adequate access for emergency vehicles.
- ~~4.13-16~~ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed, and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ~~4.13-17~~ Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
- ~~4.13-18~~ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ~~4.13-19~~ Additional access requirements include:
- A second means of access is required prior to the construction of the 501st dwelling unit. The number of dwelling units includes all single-family homes, and all units within the apartments and town-homes.
 - Temporary turn-arounds are required for the end of Newhall Ranch Road and the end of Santa Clarita Parkway. The turn-arounds shall be either a cul-de-sac bulb with a 32-foot center line or a hammer-head design, which would be posted and red curbed "NO

PARKING - FIRE LANE". These temporary turn-arounds are required to stay in place until the bridges have been completed and are opened to an existing street.

- All streets with center medians shall have a minimum paved width of 20 feet on each side of the median, with street posted and red curbed "NO PARKING - FIRE LANE".
- Street widths for this project shall conform to the widths indicated on the cross-section on this Vesting Tentative Tract Map. All street widths shall be measured from the curb flow line to curb flow line.
- The traffic circle at the end of N Street is approved. The area surrounding the traffic circle shall be posted and red curbed "NO PARKING - FIRE LANE".
- Due to N Street extending greater than 700 feet in length, N Street shall have a minimum street width of 36 feet, curb-flow-line to curb-flow-line, not 34 feet as indicated on the map. Provide four revised copies of this page only of the Tract Map indicating this correction. This is required to be submitted to the Land Development Unity prior to any approvals of this Tract Map.
- For on-site access in Area C and Area D, provide a minimum unobstructed driveway width of 28 feet, clear-to-sky posted and red curbed "NO PARKING - FIRE LANE". Each turning radius shall be 42 feet from the center line.

4.13-20 Additional commercial requirements include:

- Development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to five-hour duration. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use.
 - A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
- Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. Driveway width for commercial developments shall be increased when any of the following conditions will exist:

- Provide 28 feet in width when a building has three or more stories, or is more than 35 feet in height above access level. The height of the building is measured from the lowest point of access to the height of the eaves. Also, for using fire truck ladders, the centerline of the access roadway shall be located parallel to, and within 30 feet of an exterior wall on 1 side of the proposed structure.
- Provide 34 feet in width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
- Provide 42 feet in width when parallel parking is allowed on each side of the access roadway/driveway.
- Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
- For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

7. CUMULATIVE IMPACTS

Increases in development in the project vicinity, including the project, could result in an increase in the average response time for fire protection services, particularly for non-emergency calls. There would be a cumulative impact on fire services if the proposed project and other projects failed to implement mitigation measures reducing impacts. However, such mitigation is required, and impacts resulting from new development would be reduced by compliance with state, City and County fire codes, standards and guidelines, and incorporation of project-specific mitigation measures to reduce fire protection impacts to a less than significant level, similar to the proposed project but dependent upon each site specific requirements. Moreover, increased cumulative development demands would be met by increases in staffing and equipment, which would be funded by developer fees and increased taxes paid by new development. Therefore, cumulative impacts on fire protection are considered to be less than significant.

8. CUMULATIVE MITIGATION MEASURES

As no cumulative impacts have been identified with the development of the project, no mitigation measures are required.

9. UNAVOIDABLE SIGNIFICANT IMPACTS

a. Project-Specific Impacts

With implementation of the above identified project mitigation measures, impacts associated with fire services would be reduced to below a level of significance. No unavoidable significant project impacts are anticipated.

b. Cumulative Impacts

There would be a cumulative impact on fire services if the proposed project and other projects failed to implement mitigation measures to reduce impacts. However, increased cumulative development demands would be met by increases in staffing and equipment, which would be funded by developer fees and increased taxes paid by new development; therefore, no unavoidable significant cumulative impacts related to fire services would occur as a result of the proposed project and cumulative development.

were performed on each site, there would be similar type impacts on both sites. Given the low-level risks associated with these issues, this is not considered a significant impact.

(5) Adjacent Properties

As discussed earlier, the Phase I Site Assessment prepared for the proposed project reviewed a database of government-regulated properties having known and/or recognized environmental conditions that have potential environmental concerns in the vicinity of the project. Based on the EDR governmental database review, there is a low probability that listed off-site properties in the search vicinity have impacted or are currently impacting the project site. Given that government regulated properties are, by nature, regulated by specific regulatory agencies, the operation and maintenance of such properties provides a level of assurance that activities or substances will continue to be handled in a manner that would not impact the project site. As a result of the low probability of these properties impacting the project site, development of the proposed project would not result in a significant impact.

5. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

The project has not incorporated any mitigation measures into its design.

6. MITIGATION MEASURES PROPOSED BY THIS EIR

The proposed project will not create any impacts to human made hazards, consequently no mitigation measures are required. However, the following mitigation measures are recommended:

4.15-1 If any excavated soil is contaminated by or classified as hazardous waste by an appropriate agency, the soil shall be appropriately managed and disposed.

4.15-2 The Los Angeles County Department of Public Works shall be contacted for required approvals and operating permits if any operation within the project site would include the construction, installation, modification or removal of underground storage tanks.

7. CUMULATIVE IMPACTS

As human made hazards are site-specific issues, no impacts would occur with regards to cumulative impacts.

8. CUMULATIVE MITIGATION MEASURES

There would be no cumulative impacts with regard to human made hazards and consequently no cumulative mitigation measures are required.

Table 4.20-9
Acreage Inundated by Habitat Type During Different Return Events

Habitat Type	Flood Events											
	2-year		5-year		10-year		20-year		50-year		100-year	
	EX.*	PRO.*	EX.	PRO.	EX.	PRO.	EX.	PRO.	EX.	PRO.	EX.	PRO.
HLCS	0	0	0.1	0	0.1	0	0.2	0	0.3	0	0.4	0
SRS	6.1	5.7	31.4	28.9	88.4	84.1	111.5	105	125.7	115.8	131.8	121
NNG	3.6	0.2	9	3.1	14.9	3.7	17.4	3.9	20.5	4.2	22.3	4.3
RSS	0	0	0	0	0	0	0	0	0.1	0.1	0.2	0.1
RW	99.2	98.5	146.3	146.6	161.7	162.1	169.5	168	174.6	172.8	176.6	175
DF	0.1	0.1	0.1	0.1	0.2	0.2	1.1	1.0	2.9	1.5	5.2	2.1
MT	0.4	0.4	0.6	0.6	0.7	0.7	0.8	0.8	0.8	0.8	0.9	0.9
TOTAL (Acres)	109.4	105.0	187.6	179.3	266	250.8	300.5	278.7	325.0	295.2	337.4	303.7

Source: PSOMAS, 2004.

Columns may not sum due to rounding.

EX=Existing

PRO=Proposed

HLCS=Holly-leaf Cherry Scrub

SRS=Southern Riparian Scrub

NNG=Non-Native Grassland

RW=Riverwash

DF=Disked Field

RSS=Riversidian Sage Scrub

MT=Developed

An analysis was conducted to estimate impacts to aquatic, wetland, and riparian habitats from floodplain boundary changes caused by the proposed development. This analysis provides a direct assessment of the potential change in total acreage and configuration of habitats along the river in the project site. The results are shown later in this section in **Charts 4.20-2a–f, Distribution of Flows in Different Habitats, Riverpark Specific Plan Site**. The charts show that there are negligible differences in the total aquatic, wetland, and riparian habitat area inundated under existing and proposed conditions. In all cases, the predicted change is not considered significant (less than 5 percent).

Additionally, A Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan, July 20, 2004 prepared by URS (Final EIR Appendix C) both characterizes and evaluates the quality of wetland and riparian habitats within selected areas of the Natural River Management Plan on the Santa Clara River. The report concludes that when bank stabilization is placed upland from the active channel (buried bank stabilization), that floodplain, and terrace geomorphological units of the river had less impacts on the hydrologic and ecological functions of the riparian system.

(c) Impact on Velocities

The increased flows and presence of bank protection would also affect water velocities. Water velocities under existing and proposed conditions at key locations (See **Figure 4.20-9, Key Locations**) along the river are shown on **Charts 4.20-1a–1f**.

The changes in velocities throughout the project site are shown with a map of water velocities for proposed conditions on **Figures 4.20-10a–f, Santa Clara River Proposed Velocities**. During infrequent floods (20-year, 50-year and 100-year events), flows would spread out to the buried bank stabilization (but no further). This visual display demonstrates that the reduction in floodplain area caused by bank

mgd and treated an average of 18.3–1 mgd.¹ The project site is entirely within the service area of the Saugus WRP (District 26).

The mechanism used to fund expansion projects is the Districts' Connection Fee Program. Prior to the connection of the local sewer network to the CSDLAC system, all new users are required to pay for their fair share² of the District sewerage system expansion through a "connection fee". The fees fund treatment capacity expansion and trunk lines, while on-site sewer mains are the responsibility of the developer.

The rate at which connections are made—and revenues accumulate—drives the rate at which periodic expansions of the system will be designed and built. However, it should be noted that connection permits are not issued if there is not sufficient capacity. Therefore, the expansion of district facilities may be immediate if adequate capacity does not exist to serve new users, or the expansion may occur in the future if it is determined that there is adequate capacity to serve new users, but inadequate capacity to serve future development within the tributary area(s) of the affected collection/treatment facilities, thereby necessitating future system expansions. In the latter case, the connection fees paid by new users are deposited into a restricted Capital Improvement Fund (CIF) used solely to capitalize the future expansion of affected system facilities. The cyclical process of building phased expansions and collecting connection fees can continue indefinitely. The only restriction would be when the districts run out of land. Existing facilities can be expanded to handle a daily capacity of 34.1 mgd, which is sufficient to meet demand up until 2015.³ The district does not expect to exceed a daily capacity of 34.1 mgd because connection permits will not be issued that would exceed this amount.

The CSDLAC has prepared a Facilities Plan, with a horizon year of 2015, for the Santa Clarita Valley Joint Sewerage System and a Draft EIR. The Facilities Plan estimates future wastewater generation for the probable future service area of County Sanitation Districts 26 and 32 in order to anticipate future treatment capacity and wastewater conveyance needs. According to CSDLAC estimates, total flows projected from the Santa Clarita Valley in 2015, exclusive of Newhall Ranch, would be 34.1 mgd. This projection is based upon SCAG 96 population projections exclusive of Newhall Ranch. As a result of this finding, CSDLAC proposed to incrementally expand the treatment facilities to meet future needs in two expansions to a total of 34.1 mgd.⁴ This two-phase expansion plan, which would increase treatment capacity by approximately 15 mgd, was recently approved. The first phase,

¹ Written correspondence from the County Sanitation Districts of Los Angeles County, November 4, 2003 March 29, 2004.

² The fair share is equivalent to the cost of expanding the system to accommodate the anticipated sewage flows from the new users.

³ Written correspondence from the County Sanitation Districts of Los Angeles County, October 1, 2002.

⁴ Ibid.

scheduled for completion in ~~mid-2003~~late 2004, would expand treatment capacity by approximately 9 mgd, or approximately a 47 percent increase over existing capacity. This expansion, when complete, will meet the expected wastewater treatment demand through 2010. The second-phase, scheduled to be complete by 2010, would increase treatment capacity an additional 6 mgd.

b. Wastewater Collection System

The CSDLAC wastewater collection system is composed of service connections that tie into the local collection network. This local network, composed of secondary and primary collectors, flows into the districts' trunk wastewater mains and the water reclamation plants. The CSDLAC maintains the wastewater trunk mains that lead to the two reclamation plants, and the local collection network is maintained by the Los Angeles County Department of Public Works Sewer Maintenance for the City of Santa Clarita. Wastewater generated within the project boundaries will discharge to local wastewater lines not maintained by the districts for conveyance to a districts' trunk wastewater lines.

The project site is presently undeveloped and there is no wastewater collection and conveyance system on the property. Although not present within the project boundaries, sewer lines exist in the vicinity of the project site. Local sewer lines are located to the west of the project site and convey flows to the Bouquet Canyon Relief Trunk Sewer. This 24-inch line is located in Bouquet Canyon Road at Espuella Drive and Newhall Ranch Road and has a conveyance capacity of 11.6 mgd. When last measured, this line conveyed a peak flow of approximately ~~5.2~~6.4 mgd.⁵ This leaves approximately 6.4 mgd of flow capacity available. Given that the proposed project would generate 0.24 mgd, the existing wastewater conveyance lines would have adequate capacity to convey wastewater flows to the treatment facilities.

The City Department of Planning and Building Services requires that new subdivision wastewater systems connect to the district's existing sanitary wastewater system. Transportation and Engineering Services is the agency responsible for local wastewater in the City of Santa Clarita, and any developer constructing a new wastewater line would have to coordinate the construction and dedication of any such wastewater line with the Building and Engineering Services for future operation and maintenance. It would then be the responsibility of the CSDLAC to upgrade the wastewater collection and treatment systems by providing relief for existing trunk lines nearing capacity and expanding treatment plants to provide sanitation service to outlying areas.

⁵ Ibid., Written correspondence from County Sanitation Districts, Ruth I. Frazen, Engineering Technician Measured in 2003.

**Table 4.21-1
Project Wastewater Generation**

Wastewater Generation	Million Gallons per Day
Existing Site Generation	0.00
Forecasted Project Generation	0.26
Existing Plus Project	0.26
Existing Available SCVJSS Capacity	1.80
Remaining Available Capacity	1.54

Source: County Sanitation Districts of Los Angeles Loadings and Unit Rates.

Project generated wastewater treatment has been calculated at 0.26 mgd. The available treatment capacity of the SCVJSS, not accounting for the 9 mgd expansion that will be completed in ~~mid-2003~~late 2004, is 1.54 mgd, which is more than adequate to handle project related increases. No significant impacts on wastewater treatment facilities are anticipated with the proposed project.

(2) Wastewater Collection System

As proposed, the project would construct all local wastewater lines within the project boundaries. As currently planned, all wastewater lines that would be installed as a result of the project would connect into existing lines in both Bouquet Canyon Road and Soledad Canyon Road. Currently, the 24-inch trunk line in Bouquet Canyon Road has a capacity of 11.6 mgd and currently conveys 5.2 mgd. From these two connection points, the proposed wastewater lines would be installed, generally, in the planned roadway right-of-ways. From these locations, the planned wastewater line network would be able to adequately serve all planned land uses within the project site. All wastewater lines constructed as part of the proposed project would comply with standards identified by the City of Santa Clarita Transportation and Engineering Services Department, and would be sized to accommodate project-generated effluent. As discussed, existing sewer lines exist in the vicinity of the project site. More specifically, a 24-inch line is located in Bouquet Canyon Road at Espuella Drive and Newhall Ranch Road. Based on its conveyance capacity of 11.6 mgd and a current peak flow of approximately 5.2 mgd,⁷ there is approximately 6.4 mgd of available capacity. Given that the proposed project would generate 0.26 mgd, the existing wastewater conveyance lines would have adequate capacity to convey wastewater flows to the treatment facilities. No significant impact would occur.

⁷ Ibid.

Table 4.21-2
Scenario 1: DMS Build-Out Scenario Wastewater Generation
for Districts 26 and 32

Wastewater Generation	Million Gallons/Day
Existing Generation	18.30
Development Monitoring System ¹	26.20
Riverpark Project	0.26
Total Wastewater Generation	44.76
Total Existing SCVJSS Treatment Capacity	19.10
Remaining Capacity (generation minus capacity)	(25.66)

Information compiled by Impact Sciences, Inc. (February 2004)

¹ *Los Angeles County Regional Planning Department, Service Provider Report, October 2003.*

As shown, buildout of this scenario without the proposed project would result in an additional wastewater generation of 26.20 mgd, resulting in a total generation of 44.50 mgd. With the proposed project, total generation would increase by 0.26 mgd, to a total generation at DMS Buildout of 43.76 mgd for both Districts 26 and 32 combined. Given that the existing combined capacity for Districts 26 and 32 is 19.10 mgd and that their capacities are not anticipated to be expanded the additional 9.0 mgd (to 28.1 mgd) ~~until mid-2003~~ late 2004, or the additional 6 mgd (to 34.1 mgd) until 2015,⁹ development of this scenario without treatment plant expansion would result in a significant wastewater treatment and disposal impact if all pending, approved, and recorded projects were to come on-line before the year 2003. It should also be noted that, even with the expected treatment capacity upgrades planned for mid 2003 and 2015, the total expanded capacity of 34.1 mgd would still be insufficient to accommodate the total wastewater generation expected at DMS buildout. This would result in a significant cumulative impact. However, as stated earlier, connection permits are not issued if there is not sufficient capacity and with the requirement that all new development projects obtain assurance of adequate capacity in the receiving trunk sewers and treatment plants, and with payment of the district's Connection Fee to assure continual expansion of district facilities, no significant impacts under this scenario are anticipated.

b. Scenario 2: Santa Clarita Valley Cumulative Build-Out Scenario

The second scenario of cumulative analysis for this EIR is the Santa Clarita Valley (SCV) Cumulative Build-Out Scenario which entails buildout of all lands under the current land use designations indicated in the Los Angeles County Santa Clarita Valley Area Plan and the City of Santa Clarita

⁹ Written correspondence from the County Sanitation Districts of Los Angeles County, October 1, 2002.

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Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)		
	<i>Oak Trees</i>	
4.6-6	<p>While the majority of oak trees on the site will be retained in place, three live trees will be removed and 42-13 will be relocated. Appropriate approvals shall be obtained prior to oak trees being removed, subject to the Oak Tree Preservation Ordinance (Ordinance 89-1) and the City of Santa Clarita Oak Tree Preservation and Maintenance Guidelines. Prior to grading, oak trees near construction/grading areas that will not be removed will be protected during the grading and construction phases of the project by appropriate fencing that extends five feet beyond the tree canopy's dripline, or 15 feet from the trunk, whichever is greater.</p>	Not Significant
4.6-7	<p>Additional specific mitigation measures are described in detail in the Oak Tree Report produced by Tree Life Concern, Inc. (Appendix 4.6) and listed below. The mitigation measures described in this report are supported by the City's Oak Tree Specialist and exceed the requirements of the City of Santa Clarita Tree Ordinance.</p> <ul style="list-style-type: none"> Equipment damage to the limbs, trunks and roots must be avoided. Even slight trunk injuries can result in long-term, life threatening pathogenic maladies. No storage of equipment or debris within the Protective Zone (dripline plus 5') will be allowed. No dumping of construction wastewater i.e., paint, stucco, concrete, clean-up, etc. within Protective Zones. Generally, fencing shall be placed at the Protective Zone of any oak or groups of oaks within 50' of proposed construction activity. Protective Fencing must remain in place during construction projects and shall not be moved or removed without prior written approval from the Department of Community Development under the direct supervision of the Project Consulting Arborist. Protective Fencing shall be at least 4' in height with a visible sign attached at 50' intervals that reads: "WARNING - THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF SANTA CLARITA COMMUNITY DEVELOPMENT DEPARTMENT". 	

Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)		
<p>Mitigation measures to avoid take of state- and federally-listed Threatened and/or Endangered species have been identified in the NRMPS EIS/EIR and in the Section 1603 Streambed Alteration Agreement issued by CDFG for the NRMPS. A detailed program of mitigation measures is set forth in the NRMPS Section 1603 Streambed Alteration Agreement and a blanket Section 7 Endangered species permit has been issued in conjunction with the NRMPS. In addition, compliance with the California Endangered Species Act will occur, as applicable.</p>	<p>4.6-8 All revegetation, restoration, and enhancement measures within mixed oak woodlands shall be documented in the Resource Management and Monitoring Plan and shall include, at a minimum, the following: (1) the location of the planting/revegetation areas to be coordinated with the City; (2) the species of oaks and other plant species to be planted within the protected zone of the oaks; (3) planting procedures; (4) a schedule and action plan to maintain the plantings; and (5) a list of criteria by which to measure success of the plantings, as well as contingency measures if the plantings are not successful.</p>	
	<p>Special-Status Wildlife</p> <p>Mitigation measures included in the NRMPS EIS/EIR and Section 1603 authorization include the following:</p> <ul style="list-style-type: none"> • Surveys and site inspections for the least Bell's vireo (vireo) and unarmored three-spine stickleback (UTS) by qualified biologists; • Installation of blocking nets as specified by FWS for the UTS; • Specific stream diversion practices utilizing qualified biologists for the UTS; and • Limitations on construction activities during the nesting season near occupied habitat for the vireo. 	Not Significant
	<p>4.6-9 Prior to the issuance of a grading permit for construction or site preparation activities, the applicant's qualified biologist shall implement the February 2005 Western Spadefoot Toad Habitat Enhancement and Monitoring Plan (WSTHEMP), approved by the California Department of Fish and Game, and shall collect, hold if necessary, and relocate any individual adults, juveniles or egg masses detected on the Riverpark during any pre-construction surveys conducted pursuant to 4.6-11 below.</p>	Not Significant
	<p>4.6-10 Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created pursuant to the approved WSTHEMP within the approved locations in the eastern portion of Area B outside of the development envelope. The WSTHEMP includes the construction of two shallow excavated ponds utilizing an artificial rubber liner as a base. The locations of the ponds are as far away as possible from any of the homes and</p>	

Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
	roads proposed to be built and are at least the size of the largest occupied pond observed on the site in 2004. The dimensions of one pond will be 60 feet by 40 feet and 3 feet in depth and the second pond will be 30 feet by 30 feet and 3 feet in depth. The relocation pond(s) have been designed such that they will only support standing water for several weeks following seasonal rains in order that aquatic predators (i.e., fish, bullfrogs, crayfish, etc.) cannot become established. Within a 200-foot radius around each pond, terrestrial habitat shall be enhanced to be similar in type, aspect, and density to the existing pond. No site preparation or construction activities shall be permitted in the vicinity of the rainpools and ponds occupied in 2004 until the construction of the pool habitat in preserved areas of the site has been completed.	
4.6-11	Collection and relocation of juvenile spadefoot toads from occupied sites to the proposed pond sites was completed in 2004 under the direction of, and with assistance from, CDFG. Once the relocation ponds and the habitat enhancement areas have been constructed, if feasible based on seasonal timing, the qualified biologist shall conduct a survey in all appropriate habitats within the development envelope prior to the initiation of site preparation and construction activities. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance level survey of the remaining natural areas of the site. Under the direction of CDFG, all western spadefoot adults, tadpoles, and egg masses encountered shall be collected, held under appropriate conditions if necessary for their maturation, and released in the habitat enhancement areas described in 4.6-10 above. All relocation shall take place within the habitat enhancement area boundaries, unless otherwise directed by CDFG. No site preparation or construction activities shall be permitted in the vicinity of any occupied rainpools or ponds until all western spadefoot toad adult, tadpoles, and egg masses detected during these surveys have been collected from those areas.	Significant Impact

Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)		
4.6-12	The qualified biologist shall monitor the relocation site for a period of five years, or as otherwise directed by CDFG. Specific monitoring requirements and success criteria have been outlined in the WSTEMP and approved by CDFG. Monitoring requirements include annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses, larval and post larval toads. Further, annual reports discussing the results of each monitoring effort will be provided to CDFG by the monitoring biologist. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site.	
Increased Human and Domestic Animal Presence		
4.6-913	Pets and other domestic animals shall be prohibited with fencing and signage from the open space areas and in any revegetation areas on the project site unless restrained by leash and only in designated areas.	Not Significant
4.6-140	Fencing of sufficient height and design (i.e., ranch-rail) shall be constructed between the edge of the fuel modification zone and the river corridor to deter humans and domestic animals from entering open space habitat areas.	
4.6-154	Native shrubs such as laurel sumac, California coffeeberry, toyon, and coast prickly-pear shall be planted along the fence to further deter access. Final fence design shall be approved by and the City Planning and Building Services Department.	
4.6-162	Human access into the open space areas shall only occur in designated locations (i.e., existing and future trails). All motorized vehicles are prohibited from entering the preserved natural open space areas with the exception of emergency or maintenance vehicles. Applicant shall post signage reflecting the above requirement.	

Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)		
4.6-173	Prohibitions against human, domestic animal, and motorized vehicle use in preserved natural open space areas shall be established by the covenants conditions and restrictions (CC&Rs) recorded with the City Planning and Building Services Department.	
4.6-184	Interpretative signs shall be constructed and placed in appropriate areas, as determined by the City Planning and Building Services Department that explain the sensitivity of natural habitats and the need to minimize impacts on these natural areas. The signs will state that they are entering a protected natural area and that all pedestrians must remain on designated trails, all pets are to be restrained on a leash, and that it is illegal to harm, remove, and/or collect native plants and animals. The project applicant shall be responsible for installation of interpretive signs and fencing.	
	Lighting and Glare	
4.6-195	All street, residential, and parking lot lighting shall be downcast luminaries or directional lighting with light patterns directed away from natural areas. Covenants, Codes and Restrictions (CC&Rs) shall require the exterior lighting within the residential area be limited to low voltage.	Not Significant
	Construction-Related Activities	
The following measures shall be implemented to minimize impacts on remaining biological resources on the site as a result of construction and grading activities and to ensure that potential impacts on these resources will remain less than significant.		Not Significant
4.6-2046	A qualified biologist, as determined by the City of Santa Clarita, shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided, or minimized, and to conduct pre-grading field surveys for special-status plant and wildlife species, including the California gnatcatcher and other special-status wildlife species identified in this Draft EIR as observed or potentially occurring on the site, that may be destroyed as a result of construction and/or site preparation activities. Responsibilities of the construction monitor include the following: <ul style="list-style-type: none"> The construction monitor shall attend pre-grade meetings to ensure that timing/location of construction activities do not 	

Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
4.6 BIOLOGICAL RESOURCES (continued)	<ul style="list-style-type: none"> • conflict with mitigation requirements (e.g., seasonal surveys for plants and wildlife). • Mark/flag the construction area in the field with the contractor in accordance with the final approved grading plan. Haul roads and access roads shall only be sited within the grading areas analyzed in the project EIR. • Supervise cordoning of preserved natural areas that lie outside grading areas identified in the project EIR (e.g., with temporary fence posts and colored rope). • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to riparian areas or other special-status resources should be flagged or temporarily fenced by the monitor, at his/her discretion. • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm/harassment of wildlife encountered during construction. <p>Periodically visit the site during construction to coordinate and monitor compliance with the above provisions.</p> <p>4.6-2147 Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the construction monitor.</p> <p>4.6-1822 Standard dust control measures shall be implemented to reduce impacts on nearby plants and wildlife. This includes replacing ground cover in disturbed areas as quickly as possible; water active sites at least twice daily; suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph; and restricting traffic speeds on all unpaved roads to 15 mph or less in areas within 200 feet of vegetation.</p> <p>4.6-1923 Upon completion of construction, the contractor shall be held responsible to restore any haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the construction monitor.</p> <p>In addition, impacts to biological resources as a result of construction and grading activities will be mitigated by implementation of NRMP Mitigation Measures 4.6-1w, through uu, above.</p>	

Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures

Project Impacts	Recommended Mitigation Measures	Residual Impact
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4.7 LAND USE

The project applicant is requesting a General Plan Amendment and Zone Change to designate the 695.4-acre site as 692.4 acres of RM (PD) and 3.0 acres of CC (PD). The project applicant is requesting 439 single-family and 744 multi-family residential lots adjacent to and in close proximity to Newhall Ranch Road and Santa Clarita Parkway. Two ridgelines classified by the City as secondary traverse a portion of the project site. The project applicant is providing an innovative application to the Planning Commission/City Council for approval of uses on portions of these secondary ridgelines. It can be concluded that the project satisfies the intent of both the ridgeline protection and hillside development standards and will not result in a significant land use impact.

The proposed project is consistent with the applicable goals and policies of the General Plan, consequently there would be no impacts and no mitigation is required.

Not Significant

**Table 4.5-5
Predicted Off-Site Roadway Noise Levels at Noise Sensitive Locations at Project Buildout**

OFF-SITE ROADWAY • Segment ¹	Existing Noise Sensitive Land Use	With Project CNEL ²	W/Out Project CNEL ²	Increase in CNEL ²	Criteria 1 or 2 Significant Impact?	Criterion 3 Significant Impact? ³
BOUQUET CANYON ROAD						
n/o Newhall Ranch Road	Single-Family Res'l	63.8	63.6	<u>0.40.2</u>	NO	YES NO
n/o Newhall Ranch Road	Multi-Family Res'l*	72.4	72.3	0.1	NO	YES
n/o Newhall Ranch Road	Church*	73.4	73.2	<u>0.40.2</u>	NO	YES
e/o Seco Canyon Road	Single-Family Res'l*	74.8	74.7	0.1	NO	YES
e/o Seco Canyon Road	Central Park	65.9	65.9	<u>0.40.0</u>	NO	NO
e/o Seco Canyon Road	Saugus High School	68.0	67.9	0.1	NO	NO
e/o Seco Canyon Road	Church*	72.6	72.6	<u>0.40.0</u>	NO	YES
e/o Santa Clarita Parkway	Single-Family Res'l*	72.6	72.6	<u>0.40.0</u>	NO	YES
s/o Soledad Canyon Road	Multi-Family Res'l*	72.5	72.4	0.1	NO	YES
GOLDEN VALLEY ROAD						
w/o SR-14	Single-Family Res'l	69.6	69.6	0.0	NO	YES NO
MAGIC MOUNTAIN PARKWAY						
w/o San Fernando Road	Multi-Family Res'l	73.1	73.1	0.0	NO	YES NO
NEWHALL RANCH ROAD						
w/o Hillsborough Way	Single-Family Res'l	68.4	68.2	0.2	NO	YES NO
w/o Hillsborough Way	Park	69.1	68.9	0.2	NO	NO
w/o Bouquet Canyon Road	Multi-Family Res'l	70.2	70.0	0.2	NO	YES NO
RAINBOW GLEN DRIVE						
s/o Soledad Canyon Road	Single-Family Res'l	65.9	65.8	0.1	NO	YES NO
SECO CANYON ROAD						
n/o Bouquet Canyon Road	Single-Family Res'l	70.8	70.7	0.1	NO	YES NO
n/o Bouquet Canyon Road	Elementary School	70.8	70.7	0.1	NO	YES NO
n/o Bouquet Canyon Road	Park*	70.8	70.7	0.1	NO	YES
n/o Bouquet Canyon Road	Multi-Family Res'l	70.8	70.7	0.1	NO	YES NO
SOLEDAD CANYON ROAD						
e/o Santa Clarita Parkway	Mobile Home Park*	73.7	73.6	<u>0.00.1</u>	NO	YES
e/o Golden Valley Road	Mobile Home Park	63.4	63.3	0.1	NO	YES NO
e/o Rainbow Glen Drive	Multi-Family Res'l*	74.7	74.7	<u>0.40.0</u>	NO	YES
e/o Rainbow Glen Drive	Mobile Home Park*	76.4	76.4	<u>0.40.0</u>	NO	YES
w/o Whites Canyon	School*	69.8	69.8	0.0	NO	YES NO
w/o Whites Canyon	Mobile Home Park*	74.2	74.1	<u>0.00.1</u>	NO	YES
VALENCIA BOULEVARD						
s/o Magic Mountain Parkway	Library*	73.6	73.5	0.1	NO	YES
VIA PRINCESSA						
e/o Rainbow Glen Drive	Single-Family Res'l	65.3	65.2	<u>0.00.1</u>	NO	YES NO
w/o Whites Canyon Road	Single-Family Res'l	65.6	65.5	<u>0.00.1</u>	NO	YES NO
WHITES CANYON ROAD						
n/o Soledad Canyon Road	Single-Family Res'l	66.9	66.9	0.0	NO	YES NO
n/o Soledad Canyon Road	Sierra Vista Jr. H.S.	68.1	68.1	0.0	NO	YES NO
n/o Soledad Canyon Road	Bowman Cont. H.S.	68.1	68.1	0.0	NO	YES NO
n/o Soledad Canyon Road	Canyon High School	68.1	68.1	0.0	NO	YES NO

Source: Impact Sciences, Inc. Calculations are provided in **Appendix 4.5**.

* Land uses with an "*" currently experience unacceptable noise levels under the City's Guidelines.

¹ For roadway segment limits, please refer to Figure 1-1 in the traffic study (**Appendix 4.3**).

² All numbers are rounded to the nearest first decimal point.

³ A noise level of 70 dB(A) and greater is defined as unacceptable for all uses except for playgrounds and neighborhood parks, for which the normally unacceptable noise level is approximately 67 dB(A) and above. The increase in CNEL is rounded to the nearest decimal point; however, because project traffic would traverse all roadway segments listed in this table it would contribute noise at all of the sensitive receptors listed. All roadway segments with adjacent sensitive receptors that currently experience unacceptable noise levels would experience some project-related traffic noise increase and would, therefore, meet Criterion 3.

**Table 4.5-6
Predicted Cumulative Roadway Noise Levels at Noise Sensitive Locations**

ROADWAY • Segment¹	Existing Noise Sensitive Land Uses	Valley Buildout CNEL²	Existing Conditions CNEL²	Decrease/ Increase in CNEL²	Change in Land Use Classifi.?	Significant Under Criterion 1?	Significant Under Criterion 2?	Significant Under Criterion 3?³
BOUQUET CANYON ROAD								
n/o Newhall Ranch Road	Single-Family Res'l ₋	64.4	64.6	-0.2	NO	NO	NO	YES NO
n/o Newhall Ranch Road	Multi-Family Res'l ₋	73.0	73.2	-0.2	NO	NO	NO	YES NO
n/o Newhall Ranch Road	Church*	74.0	74.2	-0.2	NO	NO	NO	YES NO
e/o Seco Canyon Road	Single-Family Res'l ₋	75.7	74.9	0.8	YES	NO	NO	YES
e/o Seco Canyon Road	Central Park	66.9	66.1	0.8	NO	NO	NO	NO
e/o Seco Canyon Road	Saugus High School	68.9	68.2	0.80.7	NO	NO	NO	NO
e/o Seco Canyon Road	Church*	73.5	72.8	0.80.7	NO	NO	NO	YES
e/o Santa Clarita Parkway	Single-Family Res'l ₋	73.1	72.8	0.3	NO	NO	NO	YES
s/o Soledad Canyon Road	Multi-Family Res'l ₋	73.4	72.7	0.7	NO	NO	NO	YES
GOLDEN VALLEY ROAD								
w/o SR-14	Single-Family Res'l	69.7	--	--	--	--	--	YES --
MAGIC MOUNTAIN PARKWAY								
w/o San Fernando Road	Multi-Family Res'l	73.6	68.2	5.4	YES	NO	YES	YES NO
NEWHALL RANCH ROAD								
w/o Hillsborough Way	Single-Family Res'l	69.7	65.4	4.3	NO	NO	YES	YES NO
w/o Hillsborough Way	Park	70.4	66.1	4.3	YES	NO	NO	YES NO
w/o Bouquet Canyon Road	Multi-Family Res'l	71.3	67.2	4.1	YES	NO	YES	YES NO
RAINBOW GLEN DRIVE								
s/o Soledad Canyon Road	Single-Family Res'l	67.5	--	--	--	--	--	YES --
SECO CANYON ROAD								
n/o Bouquet Canyon Road	Single-Family Res'l	70.9	69.8	1.1	YES	NO	NO	YES NO
n/o Bouquet Canyon Road	Elementary School	70.9	69.8	1.1	YES	NO	NO	YES NO
n/o Bouquet Canyon Road	Park*	70.9	69.8	1.1	YES	NO	NO	YES
n/o Bouquet Canyon Road	Multi-Family Res'l	70.9	69.8	1.1	YES	NO	NO	YES NO
SOLEDAD CANYON ROAD								
e/o Santa Clarita Parkway	Mobile Home Park*	73.8	74.6	-0.8	NO	NO	NO	YES NO
e/o Golden Valley Road	Mobile Home Park	63.9	63.8	0.1	NO	NO	NO	NO
e/o Rainbow Glen Drive	Multi-Family Res'l ₋	75.3	74.7	0.6	YES	NO	NO	YES
e/o Rainbow Glen Drive	Mobile Home Park*	77.0	76.4	0.6	NO	NO	NO	YES
w/o Whites Canyon	School*	70.4	69.5	0.9	YES	NO	NO	YES NO
w/o Whites Canyon	Mobile Home Park*	74.8	73.9	0.9	NO	NO	NO	YES

the project site is considered marginally suitable habitat for the coastal California gnatcatcher, no coastal California gnatcatchers were found on the project site during FWS protocol surveys, as noted later in this Draft EIR.

(6) Chamise Chaparral

This type of chaparral is found in small, scattered patches on flat to sloping terrain, mostly in the northeastern part of the Riverpark site. Chamise chaparral is the most common type of chaparral in Southern California and is dominated by chamise (*Adenostoma fasciculatum*) shrubs from 1 to 3 meters in height. This community is often dense and impenetrable and has a sparse understory (Holland 1986). It is adapted to repeated fires and is found on shallow, dry soils on xeric slopes and ridges. Growth is greatest in the spring and reduced in the summer; flowering occurs from late winter to early summer. Typically, several other native shrubs occur in this chaparral association. However, on the Riverpark site, the small patches of this community consist almost exclusively of chamise. Approximately 2.2 acres (0.3 percent of total project area) of chamise chaparral are present on the Riverpark site.

(7) Coastal Sage Chaparral Scrub

In some areas of the site, primarily on west-facing slopes, chamise chaparral and Riversidian sage scrub intergrade. Where these different plant communities blend, characteristics of each component can be observed. Although plant and wildlife species that would be associated with the individual communities can be found within this plant community, it is considered a different habitat type than either of its individual components because of the change in plant species composition.

The overstory within this habitat type is relatively open, and the understory generally supports annual grasses and herbaceous species. Plant species observed in this area include chamise, California buckwheat, California sagebrush, chaparral mallow, and black sage. This mixed plant community totals approximately 8.6 acres (1.2 percent of total project area) on the site.

(8) Holly-leaf Cherry

A stand of holly-leaf cherry scrub occurs in the northeastern portion of the Riverpark site. It occurs on relatively flat terrain on the low terraces of a canyon that leads to the Santa Clara River. The stand is dominated by relatively large, mature shrubs of holly-leaf cherry (*Prunus ilicifolia* ssp. *ilicifolia*) 3 to 5 meters in height. Other shrub associates present include skunkbrush and spiny redberry (*Rhamnus crocea*). Native understory species present include woolly star (*Eriastrum densifolium* ssp. *elongatum*), scarlet bugler (*Penstemon centranthifolius*), and linear-leaved stillingia. Additional understory species

(1) Amphibians and Reptiles

The Santa Clara River is ephemeral along portions of its reach with a perennial input of urban runoff in various places. Water generally occurs only after recent rains within the reach of the Santa Clara River occurring on the project site. During years of sufficient rainfall, water within the river channel may be present into spring and early summer, providing habitat for amphibians within the project reach.

Amphibian populations on the project site are expected to be low on the site, due in large measure to the lack of persistent or permanent surface water in the drainages and within the Santa Clara River channel on a year-round basis. However, as some amphibious species may move considerable distances from breeding sites during the non-breeding season, there is potential for a few amphibian species to occur. Western toad and Pacific chorus frog, both of which are abundant locally in disturbed sites and even urban situations, would be expected to occur on the project site. On two occasions during the spring and summer of 2003, and on one occasion during winter of 2004, passers-by claimed to have detected vocalizations of amphibious species on the western end of the project site and reported them to CDFG. A survey was immediately conducted to determine the amphibian species occurring within the area. The only species detected and documented during the 2003~~both~~ surveys were the common western toad and Pacific chorus frog (Crawford 2003c and d). At the request of the California Department of Fish and Game, an additional focused survey for western spadefoot toad was conducted on March 4 to 6, 2004. This focused survey resulted in the detection of this species on the site, which is discussed further below~~in under the Special-Status Biological Resources heading. No other amphibian species were observed or detected during these site surveys.~~

Common reptile species observed on the project site include western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), San Diego alligator lizard (*Elgaria multicaudata webbi*), western skink (*Eumeces skiltonianus*), common kingsnake (*Lampropeltis getulus*), and southern Pacific rattlesnake (*Crotalus viridis helleri*).

(2) Birds

The diversity of structure and plant communities present on site provides both forage and nesting habitat for several locally occurring common bird species. Some species are known to be closely associated with specific plant communities, whereas other species utilize a variety of habitat types for foraging and breeding. Bewick's wren (*Thryomanes bewickii*), California thrasher (*Toxostoma redivivum*), spotted towhee (*Pipilo erythrophthalmus*) and California towhee (*P. crissalis*) were regularly observed in the scrub habitats. In open scrub and grassland habitats, species including Say's phoebe (*Saynoris saya*), northern mockingbird (*Mimus polyglottos*), morning dove (*Zenaidura macroura*), European starling (*Sturnus vulgaris*), and white-throated swift (*Aeronautes saxatalis*) were observed. Representative species detected in the woodland areas include Anna's hummingbird (*Calypte anna*), house finch (*Carpodacus mexicanus*), bushtit

Table 4.6-2 (continued)
Special-Status Wildlife Species Known to Occur or Potentially Occur in the Riverpark Area

Common Name <i>Scientific Name</i>	Status		Habitat Requirements	On-Site Status
	Federal	State		
AMPHIBIANS				
Coast range newt <i>Taricha torosa torosa</i>	--	CSC (SLO south)	Grasslands and woodlands; breeds in ponds, reservoirs, and slow-moving streams.	This species requires perennial sources of water require at least a year to metamorphose from its fully aquatic larval stage. Perennial water does not occur on site. Species was not observed during on-site field investigations.
Western spadefoot toad Speotriton <i>hammondi</i>	[FSC]	CSC, CP	Open areas in lowland grasslands, chaparral, and pine-oak woodlands; require temporary rain pools that last approximately three weeks and lack exotic predators.	Observed on site during a focused survey in 2004. Adult toads or other signs of the species were detected in three of the six seasonal rainpools on site. No indication of vernal or other seasonal rain pools were detected during site surveys and soils present on site are not suitable to support vernal/seasonal pools. Species was not observed during on-site field investigations.
Arroyo toad <i>Bufo microscaphus californicus</i>	FE	CSC, CP	Restricted to rivers that have shallow, gravelly pools adjacent to sandy terraces that have a nearly complete closure of cottonwoods, oaks, or willows, and almost no herbaceous cover; require shallow pools with minimal current, little to no emergent vegetation, and a sand or pea gravel substrate overlain with flocculent silt for egg deposition.	Focused surveys following U.S. Fish and Wildlife Service protocol were conducted in the river on the project site in 2002 and 2003 with no indication of species presence. An associated habitat analysis determined project site upland habitat to be of low value to this species.
California red-legged frog <i>Rana aurora draytonii</i>	FT	CSC, CP	Permanent water sources such as ponds, lakes, reservoirs, streams, and adjacent riparian woodlands.	Permanent water source doesn't exist on site. A pond occurs approximately 200 yards west of the project site and the Bouquet Canyon Road Bridge. Focused surveys for species were conducted in the river on the project site in 2001 and 2002 with no indication of species presence.

Table 4.6-2 (continued)
Special-Status Wildlife Species Known to Occur or Potentially Occur in the Riverpark Area

Common Name <i>Scientific Name</i>	Status		Habitat Requirements	On-Site Status
	Federal	State		
BIRDS				
Loggerhead shrike <i>Lanius ludovicianus</i>	[FSC], MNBMC	CSC	Grasslands with scattered shrubs, trees, fences or other perches.	Suitable nesting and foraging habitat present. Species documented in project area and observed during 1993 focused bird surveys (Guthrie 1993) and 2003 coastal California gnatcatcher focused surveys.
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	FE, MNBMC	CE	Riparian vegetation with extensive willows below 2,000 ft.	Marginal suitable habitat occurs in limited areas on the project site. Not observed during focused bird surveys.
Yellow warbler (nesting) <i>Dendroica petechia brewsteri</i>	--	CSC	Riparian thickets and woodlands.	Nesting habitat exists along portions of the Santa Clara River and within the large drainage channel. Several individuals observed during spring and early summer, most considered migrants but some were present into June and July in 1995 and 1996.
Yellow-breasted chat (nesting) <i>Icteria virens</i>	--	CSC	Riparian thickets and riparian woodlands with a dense understory.	Suitable nesting habitat is not present on site. Not observed during focused bird surveys.
Summer tanager (nesting) <i>Pranga rubra</i>	--	CSC	Cottonwood-willow riparian habitats, especially older, dense stands along rivers and streams.	Marginal nesting habitat exists along portions of the Santa Clara River and within the large drainage channel. One individual observed on one occasion, not seen on subsequent visits; considered a migrant.
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	[FSC]	CSC	Coastal sage scrub.	Observed on site during general wildlife surveys and focused bird surveys. Suitable nesting and foraging habitat present.
Bell's sage sparrow (nesting) <i>Amphispiza belli belli</i>	[FSC], MNBMC	CSC	Saltbush scrub and chaparral.	Suitable nesting habitat occurs in limited areas on the project site, species is known from the project vicinity and may periodically forage on site. Observed during focused bird surveys. (Crawford 2003)
Costa's hummingbird (nesting) <i>Calypte costae</i>	-- * -	-- * -	Coastal scrub, valley foothill riparian edges, desert scrub, shrubland	Suitable nesting habitat occurs in limited areas on the project site, species is known from the project vicinity and may periodically forage on site. Observed during general and focused bird surveys.
Nuttall's woodpecker (nesting) <i>Picoides nuttallii</i>	-- * -	-- * -	Low elevation riparian deciduous and oak habitats	Suitable nesting habitat occurs in limited areas on the project site, species is known from the project vicinity and may periodically forage on site. Observed during general and focused bird surveys.
Oak titmouse (nesting) <i>Baeolophus inornatus</i>	-- * -	-- * -	Associated with oaks within valley foothill and montane hardwood, hardwood-conifer, and riparian habitats	Suitable nesting habitat occurs in limited areas on the project site, species is known from the project vicinity and may periodically forage on site. Observed during general and focused bird surveys.

<u>California thrasher (nesting)</u> <u><i>Toxostoma redivivum</i></u>	-- * -	-- * -	<u>Moderate to dense</u> <u>chaparral habitats, thickets</u> <u>in open foothill riparian</u> <u>habitat</u>	<u>Suitable nesting habitat occurs in limited areas on the project site,</u> <u>species is known from the project vicinity and may periodically</u> <u>forage on site. Observed during general and focused bird</u> <u>surveys.</u>
Tricolored blackbird (nesting colony) <i>Agelaius tricolor</i>	[FSC], MNBMC	CSC	Freshwater marshes and riparian scrub.	Limited nesting and foraging habitat present. Although several red-winged blackbirds were observed on few occasions, one tricolored blackbird was observed during focused bird surveys. (Guthrie 1995)

(a) Special-Status Wildlife Species Observed on the Site

Western spadefoot toad (*Spea hammondi*); *California Species of Special Concern, Federal Species of Concern*. This species' range covers the central portion of northern California, the Great Valley, and coast ranges from San Francisco to Baja California (Stebbins 1985). In Southern California, this species is most commonly found in shallow, temporary seasonal rainpools and vernal pools (seasonal pools that are typically underlain by a claypan, hardpan, basalt, or other semi-impervious substrate and that support specific plant species that have adapted to the seasonal and often alkaline conditions of these pools) after winter and spring rains (Sloan 1964). The western spadefoot toad is typically a nocturnal species. It can be found by checking for tadpoles and small egg masses attached to rocks or submerged vegetation in vernal or other seasonal pools (Behler and King 1979).

Adults or sign (egg masses) of this species were observed in three of the six on-site seasonal rainpools (no vernal pools occur on the project site) in the winter of 2004 (Crawford 2004). These seasonal rainpools were located on the western, west-central, and central portions of the project site. Based on the locations and number of seasonal rainpools and number of egg masses observed, 16-20 pairs of breeding western spadefoot toads were estimated to be occurring on the project site in 2004.

Sharp-shinned hawk (*Accipiter striatus*); *California Species of Special Concern*. This raptor is a fairly common migrant and winter resident in the project region. It is known to roost in intermediate to high-canopy forests and typically forages in openings at edges of woodlands, agricultural fields, and shorelines (CDFG 1990a). Sharp-shinned hawks most commonly prey on small birds, but will also take small mammals, reptiles, and insects. This species typically nests in the northern forests of the state and is not expected to nest on the site. One individual was observed during focused bird surveys (Guthrie 1995).

Cooper's hawk (*Accipiter cooperi*); *California Species of Special Concern*. Cooper's hawk is primarily a yearlong resident where it occurs, which includes the project vicinity. It typically nests in dense woodlands near open water or riparian areas. Cooper's hawks typically prey on small birds, but will also take small mammals and reptiles that it usually spots while utilizing patchy woodlands and edge habitats (CDFG 1990a). Suitable dense nesting habitat is lacking on the project site; however, suitable foraging habitat is present. Cooper's hawks are relatively common in the site vicinity and were observed on several occasions during focused surveys (Guthrie 1995–1998 and 2000).

White-tailed kite (*Elanus leucurus*); *California Fully Protected, Migratory Non-Game Birds of Management Concern*. White-tailed kite utilizes a variety of habitats, but is generally associated with riparian woodlands situated near open grassland and/or agricultural fields. This species is a yearlong resident in coastal and valley lowlands. White-tailed kites are known to occur in the vicinity of the project area, and since suitable nesting and foraging habitat is present on site, this species has a high potential to nest on site. During the ten years of focused bird surveys conducted on the project site, there was one nesting observation by Guthrie in 1999 in a large cottonwood along the north side of the Santa Clara River just upstream of Bouquet Canyon Bridge.

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*); *California Endangered*. Yellow-billed cuckoo populations occur in the West in a few scattered locations in Southern California, Arizona, and New Mexico. Yellow-billed cuckoos inhabit riparian forests, particularly cottonwood and willow, overgrown pastures, and orchards. Marginal habitat occurs along portions of the Santa Clara River. One individual was observed on one occasion and was considered to be a migrant (Guthrie 1997).

Loggerhead shrike (*Lanius ludovicianus*); *California Species of Special Concern, Federal Species of Concern*. This bird is a resident species in Southern California. It inhabits grasslands, agriculture, chaparral, and desert scrub; it is absent only from the mountainous zones. Population declines due to urbanization have been noted. Loggerhead shrikes feed on small reptiles and insects, which they often

tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, tall herbs. Limited nesting habitat occurs on the project site; however, during years of greater rainfall, nesting habitat is increased. One tricolored blackbird was observed on one occasion on site within the Santa Clara River (Guthrie 1995).

Costa's hummingbird (*Calypte costae*), **Nuttall's woodpecker** (*Picoides nuttallii*), **oak titmouse** (*Baeolophus inornatus*), and **California thrasher** (*Toxostoma redivivum*); **United States Bird Conservation and Audubon Society Watch Lists.** Nuttall's woodpecker and oak titmouse are commonly found within oak woodlands and oak habitats while Costa's hummingbird and California thrasher are generally associated with sage scrub and chaparral habitats. All are resident species within the Santa Clara River watershed. While no nests of these species were observed, individuals of Nuttall's woodpecker and oak titmouse were observed foraging within the mixed oak/grass habitat on the site, and Costa's hummingbird and California thrasher within the sage scrub and chaparral habitat, during both general and focused wildlife surveys conducted on the site in 2002 and 2003.

San Diego desert woodrat (*Neotoma lepida intermedia*); **California Species of Special Concern, Federal Species of Concern.** The San Diego desert woodrat is associated with moderate to dense scrub canopies, rock crevices, and in other protected areas where nest-building materials are available. This species is highly adaptable and may depend upon succulents for water. Desert woodrats have a high potential to occur in the dense, undisturbed chamise chaparral and coastal sage scrub habitats on the project site. Scat of this species was detected in this habitat and the type and location of the midden further confirmed the presence of this species.

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*); **California Species of Special Concern, Federal Species of Concern.** The black-tailed jackrabbit occurs in a variety of habitats including deserts, pastures, row crops and open scrub. They feed on several species of grasses and herbs, including many cultivated crops (Jameson and Peeters 1988). Several jackrabbits were observed in the riverbed, open terraces, and disked fields during the 2002 general site survey and 2003 focused mammal survey. The jackrabbit occupies areas on site that are occasionally disturbed by natural means or disking operations, such as the riverbed and disked fields. Because of the regular disturbance to these areas, the on-site habitat for the jackrabbit is considered to be moderate in quality.

(b) Special-Status Wildlife Species Not Observed But With Habitat Occurring On Site

Arroyo chub (*Gila orcutti*); **California Species of Special Concern, Federal Species of Concern; Santa Ana sucker** (*Catostomus santaanae*); **Federally Listed Threatened Species, California Species of Special Concern; Unarmored three-spine stickleback** (*Gasterosteus aculeatus williamsoni*); **Federally Listed Endangered Species, California Listed Endangered Species.** As discussed in the site description, the portion of the Santa Clara River that occurs within the project boundaries did not support any flowing or standing water at the time of surveys. Although during certain years water can be present into June or July (Guthrie 1993, 1995, 1998), the river is typically dry during the summer months, especially during drier than normal years as was the case in 2002. However, during the rainy season (primarily winter) the watershed east of the project site drains enough water into the river to deliver what are sometimes substantial flows through the project area. As these three special-status fish species are all known to occur in the Santa Clara River (Courtois 1999, Crawford 2003) both upstream and downstream of the project site, it is expected that all three species could potentially be present within the stretch that passes through the site during times when appropriate water depths are present.

Coast horned lizard (*Phrynosoma coronatum*); **California Protected Species, California Species of Special Concern, Federal Species of Concern.** The Riverpark project site is situated in an area where the documented ranges of two subspecies of coast horned lizard, San Diego horned lizard (*P.c. blainvillii*) and

California horned lizard (*P.c. frontale*), overlap. Both of these species are afforded the same sensitivity status by CDFG. Coast horned lizards feed almost exclusively on native harvester ants and occur in a variety of habitats including scrub, grassland, sandy washes, and woodland—typically where there are sands or other fine loose soils where they can bury themselves. This species was not detected during the site surveys. However, patches of suitable habitat exist in coastal sage scrub, chaparral, and open river terrace habitats on the Riverpark site. In addition, native harvester ants were present on the project site.

Coastal whiptail (*Cnemidophorus tigris multiscutatus*); **Federal Species of Concern**. This subspecies of western whiptail is most commonly associated with arid to semiarid, open scrub habitats where it has room for running. It may also be found in woodlands and streamside habitats, but generally avoids densely vegetated areas. The Riverpark project site is situated within documented range of this species and there are suitable areas of open scrub habitat on site; however, none were observed during site surveys.

Coastal California gnatcatcher (*Poliophtila californica californica*); **Federal Threatened, California Species of Special Concern**. The California gnatcatcher is most commonly associated with coastal sage scrub vegetation on moderate to gently sloping terrain. It is rarely found in habitats that do not support California sagebrush (*Artemisia californica*). Focused surveys to determine the presence/absence of California gnatcatcher were conducted by a qualified biologist (possessing the appropriate permit issued by the USFWS to conduct surveys for this species) in all coastal sage scrub and chaparral habitats on the site that supported California sagebrush and other plant species typically associated with the gnatcatcher. The surveys were conducted in late 2002 and early 2003 and followed the survey protocols published by the USFWS for this species. No California gnatcatchers were observed during the course of these surveys. The sage scrub habitat on the site is considered marginal for this species because it is dominated by buckwheat (gnatcatchers typically prefer to breed in sage scrub dominated, or co-dominated, by California sagebrush), and because it is somewhat fragmented and patchy.

However, even though no gnatcatchers were observed during the focused surveys conducted for this species and the habitat is considered somewhat marginal, the potential for this species to occur within the coastal sage scrub habitats on the site cannot be entirely ruled out. Gnatcatchers are known to breed in the region (primarily near the City of Moorpark and near Plum Canyon) and it is possible that gnatcatchers could occur on the site since the time of the 2002-2003 surveys. However, because of the marginal suitability of the habitat, gnatcatchers would only be expected to use the site as foraging, movement, or dispersal habitat and would not be expected to breed on the site.

Pallid bat (*Antrozous pallidus*); **California Species of Special Concern**. The pallid bat is a locally common species of grasslands, shrublands, woodlands, and forests. It is most common in open, dry habitats with rocky areas for roosting (CDFG 1990b). Prey include insects and spiders that are often taken on the ground. Permanent roosts are typically in caves or mines where the pallid bat can retreat from high temperatures. Night roosts may be in more open habitat. Suitable permanent roosts for this species were not detected on the Riverpark site. However, suitable foraging and night roosts are present.

(3) Sensitive Plant Communities Present On Site

CDFG Wildlife and Habitat Data Analysis Branch has developed a “List of California Terrestrial Natural Communities.” The most recent version of this list, dated September 2003, is derived from the CNDDDB and is intended to supersede all other lists developed from the CNDDDB. It is based on the detailed classification put forth in A Manual of California Vegetation (Sawyer and Keeler-Wolf 1995).

The primary purpose of the CNDDDB classification is to assist in the characterization and rarity of various vegetation types. For the purposes of this Draft EIR, plant communities denoted on the list as Rare in the

approximately 1.1 acres for graded slopes. This combined loss represents about 64.6 percent of this habitat type on the site. This habitat type has little diversity due to the relatively few species present and no established vegetative understory. Therefore, this plant community on the project site currently has relatively low biological value.

Because this community on the project site does not currently support populations of special-status plant or wildlife species, and because of the relatively low biological value of this community on the site, the permanent loss of 24 acres of planted sage scrub will not substantially affect special-status resources and will not cause a population of plant or wildlife species to drop below self-sustaining levels. Therefore, the loss of this habitat would not be a significant impact.

(d) Riversidian Sage Scrub

Implementation of the proposed project will result in the permanent loss of approximately 95.5 acres of Riversidian sage scrub due to residential development and approximately 10.1 acres to graded slopes. This loss represents approximately 73.6 percent of the total Riversidian sage scrub vegetation present on the site.

The various densities of Riversidian sage scrub vegetation on the site provide habitat for a variety of plant and animal species including several special-status species. Five special-status plants (slender mariposa lily, Plummer's mariposa lily, dune larkspur, Peirson's morning-glory, Palmer's grappling hook) and two special-status bird species (southern California rufous-crowned sparrow and loggerhead shrike) were observed within portions of the Riversidian sage scrub on the project site. The conversion of Riversidian sage scrub on the site will result in the loss of populations of the five special-status plant species. Specific impacts to these special-status plant species are discussed later in this section.

Most of the Riversidian sage scrub patches, from a botanical perspective, were in relatively good condition at the time of the on-site surveys, with the exception of an herbaceous understory that was partially comprised of non-native species; therefore, this habitat on the site, from a botanical perspective, is considered of moderate to high biological value. However, because this habitat type is not considered as special-status by CDFG, and because the loss of Riversidian sage scrub would not, therefore, be considered a substantial adverse effect on a sensitive natural community identified by the DFG or USFWS, the loss of the Riversidian sage scrub would not be considered a significant impact.

status of oak trees in the City of Santa Clarita, the risks associated with relocation, the removal of 3 oak trees, the relocation of 12, and the encroachment into the protected zone of 3 oak trees would be considered a significant impact.

Richard Johnson and Associates conducted a recent study of oak trees that were translocated within other Newhall Land properties to determine the success of the trees after several years. The translocations date back to 1988. Of the 28 trees that were surveyed, 16 had increased in health while the remaining 12 remained in a similar health or in the same condition as when transplanting occurred. A copy of this report is included in the **Appendix 4.6**.

(b) Special-Status Wildlife

The potential direct impacts on special-status wildlife species occurring, or potentially occurring on the project site are discussed below in terms of the actual loss of active nests, dens, and individual animals. Impacts with respect to the loss of nesting or foraging habitat of special-status wildlife species are addressed under the **Plant Communities** heading.

Species Observed on the Site

The **western spadefoot toad** is a California Species of Special Concern and Federal Species of Concern and was observed on the project site during the 2004 focused survey. During this survey, adults and sign (eggs) of western spadefoot toad were observed in three of six seasonal rainpools pools; from 16 to 20 pairs of toads are estimated to be breeding on the project site. The seasonal rainpools that supported this species in 2004 are located in areas proposed for development. The potential loss of 16 to 20 pairs of western spadefoot toad, and an unknown number of young toads expected to hatch from the egg masses, would be considered a substantial adverse effect on a special-status species; therefore, this loss is considered a significant impact.

During construction and site preparation activities, special-status species, such as **southern California rufous-crowned sparrow**, **loggerhead shrike**, **northern harrier** and **Bell's sage sparrow** occurring within habitat proposed for conversion are expected to displace to remaining undisturbed Riversidian sage scrub habitat on site, or immediately adjacent off site. However, construction and site preparation activities within Riversidian sage scrub habitat, if conducted during the nesting season of this species, could result in the direct loss of active nests, including eggs, young, or incubating adults.

Depending on the number and extent of nests on the site that may be disturbed or removed should they occur prior to project implementation, the loss of active nests of these species, if they occurred, would be considered a substantial effect on these special-status species and, therefore, a potentially significant impact.

The **San Diego black-tailed jackrabbit** is a California Species of Special Concern mammal and was observed on the project site during the 2002 general survey and the 2003 focused mammal survey. This species is known to occur within the region of the project site in areas such as open scrub habitat, ruderal, disked and agricultural fields. Where this species occurs within the region, it is common and found in relatively high numbers in some locations (e.g., coastal Orange County and the high desert of northern

individuals of these species would be affected such that the mortality would be considered a substantial adverse effect on a special-status species, this mortality would be considered a significant impact. Measures to minimize direct mortality of individual animals during the construction phase of the project are described in the various mitigation measures below.

The remaining special-status wildlife species addressed in **Table 4.6-2** have a low to moderate potential of occurring on the site. Implementation of NRMP measure v) above would minimize mortality of individuals of these species should they occur on the site during construction and/or grading activities. Because none of the remaining special-status wildlife species addressed in **Table 4.6-2** were observed during the project site surveys, and because these species would likely only occur on the site in the future in low numbers (due to overall habitat quality and quantity for these particular species), the potential loss of any individuals of these species would not be considered a substantial adverse effect on regional populations of these species; therefore, the direct loss of individuals of these species, if they occurred, would not be considered a significant impact.

(5) Jurisdictional Resources

(a) Regulatory Framework

Direct and indirect impacts on the Santa Clara River and adjacent riparian areas are likely subject to the jurisdiction of several state and federal agencies, including the ACOE, the CDFG, and the Los Angeles RWQCB. The NRMP and subsequent programmatic permits have been prepared and adopted by these state and federal agencies. These programmatic permits designate what types and quantities of impacts are permitted, with specified mitigation measures for the various types of impacts. Permitted activities include stream bank protection, trails, stormwater treatment and outfall structures, utility crossings, and related facilities.

As previously stated, the Santa Clara River, and ~~six~~ seven small drainages run through portions of the project site. A jurisdictional delineation was conducted for the River within the project site in 1997 as part of the NRMP to determine the areas under jurisdiction of the ACOE as "Waters of the U.S." and CDFG under Section 1600 of the California Fish and Game Code. The portion of this project within and along the banks of the Santa Clara River would be impacted as a result of the construction of buried bank stabilization and the Newhall Ranch Road/Golden Valley Road Bridge crossing. This area is also addressed in the NRMP. The implementation of the project would result in the following impacts to "Waters of the U.S.":

(b) Impacts on Jurisdictional Resources

Permanent Impacts within Jurisdictional Area from Buried Bank Stabilization and Impacts Associated with Newhall Ranch Road/Golden Valley Road Bridge

Approximately 9 acres of the riverbed (southern riparian scrub and riverwash habitat within the jurisdictional delineation) would be filled for bank stabilization and for the construction of Newhall

proximity to the project site, increased nighttime lighting and glare is considered a potentially significant impact of the proposed project.

(4) Stormwater and Urban Runoff

Over-irrigation of landscaped areas, especially when combined with the use of chemicals, could lead to runoff that contains pesticides, herbicides, nitrates, and other contaminants. Any runoff that flows into the riparian corridor that contains high levels of nutrients, particularly fertilizers and waste products such as nitrogen and phosphorous, can result in eutrophication (excessive nutrient buildup). This in turn can result in depletion of available oxygen due to increased Biological Oxygen Demand (BOD) and reduce available dissolved oxygen for fish and other aquatic organisms. Other chemicals, pesticides, and herbicides can also adversely affect aquatic systems.

Paved surfaces could also contribute runoff into the riparian corridor during storm events. Depending on the magnitude and frequency of storm events and the overall level of the water quality, this runoff can cause increased eutrophication, depleted oxygen levels, long-term build-up of toxic compounds and heavy metals, and other adverse effects to biological resources associated with aquatic systems.

Since the use of chemicals and the extent of over-irrigation for landscaping within common and residential areas cannot be determined prior to project implementation, impacts related to stormwater and irrigation runoff could substantially affect special-status species potentially occurring downstream from the project site, substantially diminish habitat for fish, wildlife, or plants, and substantially degrade the quality of the environment. Therefore, these impacts would be considered potentially significant. However, as described in Section 1.0, Project Description (see pages 1.0-24-38) and Section 4.8.1, Water Quality (see pages 4.8.1-55 through -65), these potentially significant impacts would be reduced to a less than significant level. (See Section 4.8.1, Water Quality, pages 4.8.1-65 through 4.8.1-99.)

(5) Construction Activities

Construction and grading activities associated with project implementation that are proposed adjacent to or within the Santa Clara River ecosystem could adversely affect sensitive vegetation and wildlife within portions of the ecosystem not directly affected. These activities can result in the following impacts: displacement and disturbance of certain species of wildlife from noise and human activity that could result in possible nest or den abandonment during the breeding season of both common and special-status species; siltation and erosion into creek and river drainages that could adversely affect fish spawning and movement; excessive dust accumulation on vegetation that could result in the degradation or loss of some plant species; and soil compaction around remaining trees. Because these activities could substantially degrade biological resources within the ecosystem and possibly reduce the number of special-status species, these impacts, while temporary, are considered potentially significant. Any such actions with the potential to affect UTS may also require USFWS permitting pursuant to Section 10(a) under ESA.

The temporary channel shall be connected to a natural channel downstream of the construction site prior to diverting the stream. The integrity of the channel and diversion shall be maintained throughout the construction period. The original stream channel alignment shall be restored after construction, provided suitable conditions are present at the work site after construction. A temporary stream diversion plan shall be included in the Verification Request Letters submitted to the ACOE and CDFG. This procedure can only be implemented if: (1) there are assurances by the applicant that the fully protected unarmored three-spine stickleback will not be taken or possessed; or (2) USFWS personnel or their agents implement this measure.

- q) A qualified biologist shall be present when any stream diversion takes place, and shall patrol the areas both within, upstream, and downstream of the work area to rescue any species stranded by the diversion of the stream water. Species that are collected shall be relocated to suitable downstream of the work area. Under no circumstances shall the unarmored three-spine stickleback be collected or relocated, unless USFWS personnel or their agents implement this measure.

- r) The removal of any riparian habitat suitable for breeding, nesting, foraging, and temporary usage during migration by special-status species from the project footprint (i.e., boundaries of temporary and permanent impacts) shall be mitigated through the creation or enhancement of similar riparian habitat at an approved mitigation site, or by the removal of exotic species from an area of existing similar habitat. The requirement for replacing suitable habitat by either creating new habitat or removing exotic species from existing habitat shall follow the replacement ratios and timing requirements in later mitigation measures. Habitat to be created to mitigate for the loss of riparian habitat shall be designed specifically to replicate the appropriate species mixture and vegetative structure for these species. Existing habitat to be weeded as mitigation for the loss of riparian habitat must be located adjacent to similar habitat that is to be replaced and infested with invasive weeds. The first priority for habitat mitigation for sensitive bird species will be the creation or restoration of habitat rather than weed removal. The final habitat replacement or exotic removal plans for impacts to these types of habitats shall be reviewed by the ACOE and CDFG.

- s) Beginning 30 or more days prior to the removal of any suitable riparian habitat that will occur during the riparian bird breeding and nesting season of March 15th through September 1st, the applicant shall arrange for weekly bird surveys to detect the above riparian bird species in the habitats to be removed, and any other such habitat within 300 feet of the construction work areas. The surveys shall be conducted by a qualified biologist using CDFG and/or USFWS survey protocols. The surveys shall continue on a weekly basis, with the last survey being conducted no more than ~~7-3~~ 3 days prior to the initiation of construction work.

collected and sown in appropriate habitats, or on cut slopes, and (2) the bulbs shall be harvested and transplanted to areas of appropriate habitat which are not subject to further disturbance. The goal will be to produce replacement populations of in-kind plants reaching maturity, at a ratio of 1:1 with respect to the number and density of plants (estimated) to be lost. The areas to be preserved and maintained as open space within the Riverpark project site contain habitat suitable to support these species. All seed collecting, planting, and transplanting procedures shall be identified in the RMMP and appropriate management, monitoring, success criteria, and adaptive management guidelines for the mitigation of impacts to these species shall also be identified.

(2) Oak Trees

- 4.6-6 While the majority of oak trees on the site will be retained in place, three live trees will be removed and ~~12-13~~ will be relocated. Appropriate approvals shall be obtained prior to oak trees being removed, subject to the Oak Tree Preservation Ordinance (Ordinance 89-1) and the City of Santa Clarita Oak Tree Preservation and Maintenance Guidelines. Prior to grading, oak trees near construction/grading areas that will not be removed will be protected during the grading and construction phases of the project by appropriate fencing that extends 5 feet beyond the tree canopy's dripline, or 15 feet from the trunk, whichever is greater.
- 4.6-7 Additional specific mitigation measures are described in detail in the Oak Tree Report produced by Tree Life Concern, Inc. (**Appendix 4.6**) and listed below. The mitigation measures described in this report are supported by the City's Oak Tree Specialist and exceed the requirements of the City of Santa Clarita tree ordinance.

Equipment damage to the limbs, trunks and roots must be avoided. Even slight trunk injuries can result in long-term, life threatening pathogenic maladies. No storage of equipment or debris within the Protective Zone (dripline plus 5 feet) will be allowed. No dumping of construction wastewater i.e., paint, stucco, concrete, clean-up, etc. within Protective Zones. Generally, fencing shall be placed at the Protective Zone of any oak or groups of oaks within 50 feet of proposed construction activity. Protective Fencing must remain in place during construction projects and shall not be moved or removed without prior written approval from the Department of Community Development under the direct supervision of the Project Consulting Arborist.

Protective Fencing shall be at least 4 feet in height with a visible sign attached at 50 feet intervals which reads: [WARNING - THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF SANTA CLARITA COMMUNITY DEVELOPMENT DEPARTMENT]

d. Special-Status Wildlife

Mitigation measures to avoid take of state and federally listed Threatened and/or Endangered species have been identified in the NRMP EIS/EIR and in the Section 1603 Streambed Alteration Agreement issued by CDFG for the NRMP. A detailed program of mitigation measures is set forth in the NRMP Section 1603 Streambed Alteration Agreement and a blanket Section 7 Endangered Species Permit has been issued in conjunction with the NRMP. In addition, compliance with the California Endangered Species Act will occur, as applicable.

~~Mitigation measures included in the NRMP EIS/EIR and Section 1603 authorization include the following. Although no least Bell's vireo or unarmored three-spine stickleback were identified on the project site, the following mitigation measures included in the NRMP EIS/EIR and Section 1603 authorization that are intended to ensure that no take of either vireo or stickleback will occur, will be required for the project:~~

- Surveys and site inspections for the least Bell's vireo (vireo) and unarmored three-spine stickleback (UTS) by qualified biologists;
- Installation of blocking nets as specified by FWS for the UTS;
- Specific stream diversion practices utilizing qualified biologists for the UTS; and
- Limitations on construction activities during the nesting season near occupied habitat for the vireo.

Measures included in this EIR include:"

(1) Western Spadefoot Toad

4.6-9 Prior to the issuance of a grading permit for construction or site preparation activities, the applicant's qualified biologist shall implement ~~retain~~ the February 2005 Western Spadefoot Toad Habitat Enhancement and Monitoring Plan (WSTHEMP) ~~services of a qualified biologist, approved by the California Department of Fish and Game, and shall collect, hold if necessary, and relocate any individual adults, juveniles or egg masses detected on the Riverpark during any pre-construction surveys conducted pursuant to 4.6-11 below.~~

4.6-10 Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created pursuant to the approved WSTHEMP within the approved locations in the eastern portion of Area B outside of the development envelope. The WSTHEMP includes the construction of two shallow excavated ponds utilizing an artificial rubber liner as a base. The locations of the ponds are as far away as possible from any of the homes and roads proposed to be built and are at least the size of the largest occupied pond observed on the site in 2004. The dimensions of one pond will be 60 feet by 40 feet and 3 feet in depth and the second pond will be 30 feet by 30 feet and 3 feet in depth. The relocation pond(s) have been designed such that they will only support standing water for several weeks following seasonal rains in order that aquatic predators (i.e., fish, bullfrogs, crayfish, etc.) cannot become established. ~~suitable natural sites on the project site outside of the development envelope. Preliminary surveys indicate that there may be suitable locations in Area C. The actual relocation site design and location shall be approved by CDFG and consist of a shallow excavated pond(s) utilizing an artificial rubber pond liner as a base. The location shall be as far away as possible from any of the homes and roads to be built and shall be at least the size of the largest occupied pond observed on the site in 2004. The relocation pond(s) shall be designed such that it only supports standing water for several weeks following seasonal rains in order that aquatic predators (i.e., fish, bullfrogs, crayfish, etc.) cannot become established. The size and number of ponds shall be determined by CDFG.~~

Within a 200-foot radius around each pond, Terrestrial habitat surrounding the proposed relocation site shall be enhanced to be as similar in type, aspect, and density to the location of the existing ponds as possible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied rainpools and ponds occupied in 2004 until the design and construction of the pool habitat in preserved areas of the site has been completed, and the relocation of all western spadefoot toad adult, tadpoles, and egg masses detected are moved to the created pool habitat to the satisfaction of the monitoring biologist and CDFG.

4.6-11 Collection and relocation of juvenile spadefoot toads from occupied sites to the proposed pond sites was completed in 2004 under the direction of, and with assistance from, CDFG. Once the relocation ponds and the habitat enhancement areas have been constructed, if feasible based on seasonal timing, the qualified biologist shall conduct a survey in all appropriate habitats within the development envelope prior to the initiation of site preparation and Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct a series of surveys in all appropriate habitats within the development envelope prior to the initiation of construction activities. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance level survey of the remaining natural areas of the site. Under the direction of CDFG, A-all western spadefoot adults, tadpoles, and egg masses encountered shall be collected, held under appropriate conditions if necessary for their maturation, and released in the habitat enhancement areas identified relocation pond(s) described in 4.6-10 above. All relocation shall take place within the Riverpark project habitat enhancement area boundaries, unless otherwise directed by CDFG. No site preparation or construction activities shall be permitted in the vicinity of any occupied rainpools or ponds until all western spadefoot toad adult, tadpoles, and egg masses detected during these surveys have been collected from those areas.

4.6-12 The qualified biologist shall monitor the relocation site for a period of five years, or as otherwise directed by CDFG. Specific monitoring requirements and success criteria have been outlined in the WSTHEMP and shall be approved by CDFG. It is expected that minimum requirements will Monitoring requirements include annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses, larval and post larval toads. Further, survey data annual reports discussing the results of each monitoring effort will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site.

e. Increased Human and Domestic Animal Presence

4.6-9~~13~~ Pets and other domestic animals shall be prohibited with fencing and signage from the open space areas and in any revegetation areas on the project site unless restrained by leash and only in designated areas.

4.6-10~~14~~ Fencing of sufficient height and design (i.e., ranch-rail) shall be constructed between the edge of the fuel modification zone and the river corridor to deter humans and domestic animals from entering open space habitat areas.

4.6-11~~15~~ Native shrubs such as laurel sumac, California coffeeberry, toyon, and coast prickly-pear shall be planted along the fence to further deter access. Final fence design shall be approved by and the City Planning and Building Services Department.

4.6-12~~16~~ Human access into the open space areas shall only occur in designated locations (i.e., existing and future trails). All motorized vehicles are prohibited from entering the preserved natural open

space areas with the exception of emergency or maintenance vehicles. Applicant shall post signage reflecting the above requirement.

4.6-~~13~~¹⁷ Prohibitions against human, domestic animal, and motorized vehicle use in preserved natural open space areas shall be established by the covenants conditions and restrictions (CC&Rs) recorded with the City Planning and Building Services Department.

4.6-~~14~~¹⁸ Interpretative signs shall be constructed and placed in appropriate areas, as determined by the City Planning and Building Services Department, that explain the sensitivity of natural habitats and the need to minimize impacts on these natural areas. The signs will state that they are entering a protected natural area and that all pedestrians must remain on designated trails, all pets are to be restrained on a leash, and that it is illegal to harm, remove, and/or collect native plants and animals. The project applicant shall be responsible for installation of interpretive signs and fencing.

f. Lighting and Glare

4.6-~~15~~¹⁹ All street, residential, and parking lot lighting shall be downcast luminaries or directional lighting with light patterns directed away from natural areas. Covenants, Codes and Restrictions (CC&Rs) shall require the exterior lighting within the residential area be limited to low voltage.

g. Construction-Related Activities

The following measures shall be implemented to minimize impacts on remaining biological resources on the site as a result of construction and grading activities and to ensure that potential impacts on these resources will remain less than significant.

4.6-~~16~~²⁰ A qualified biologist shall be retained, as determined by the City of Santa Clarita, as a construction monitor to ensure that incidental construction impacts on biological resources are avoided, or minimized, and to conduct pre-grading field surveys for special-status plant and wildlife species, including the California gnatcatcher and other special-status wildlife species identified in this Draft EIR as observed or potentially occurring on the site, that may be destroyed as a result of construction and/or site preparation activities. Responsibilities of the construction monitor include the following:

- The construction monitor shall attend pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for plants and wildlife).
- Mark/flag the construction area in the field with the contractor in accordance with the final approved grading plan. Haul roads and access roads shall only be sited within the grading areas analyzed in the project EIR.
- Supervise cordoning of preserved natural areas that lie outside grading areas identified in the project EIR (e.g., with temporary fence posts and colored rope).
- Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to riparian areas or other special-status resources should be flagged or temporarily fenced by the monitor, at his/her discretion.

- Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm/harassment of wildlife encountered during construction.
- Periodically visit the site during construction to coordinate and monitor compliance with the above provisions.

4.6-1721 Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the construction monitor.

4.6-1822 Standard dust control measures shall be implemented to reduce impacts on nearby plants and wildlife. This includes replacing ground cover in disturbed areas as quickly as possible; water active sites at least twice daily; suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph; and restricting traffic speeds on all unpaved roads to 15 mph or less in areas within 200 feet of vegetation.

4.6-1923 Upon completion of construction, the contractor shall be held responsible to restore any haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the construction monitor.

In addition, impacts to biological resources as a result of construction and grading activities will be mitigated by implementation of NRMP measures w) through uu) above.

g. Level of Significance After Mitigation

All impacts that are associated with the implementation of this proposed project can be mitigated to a level less than significant except the following:

- The total net loss of 280 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to developed. Though over 400 acres of the site will remain as open space and some of the habitat can be restored and enhanced within remaining open space areas of the site, there will still be a net loss of habitat for wildlife and open space that cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a mathematical net loss of 280 acres of open space land as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact.
- Impacts to SEA and associated riverine habitat (as identified by the resource line) and riverbed. While riparian vegetation can be planted and enhanced along preserved portions of the river, there will still be a net loss of 25.5 acres of SEA and associated riparian habitat and riverbed that ultimately cannot be replaced. In effect, while habitat types similar to that impacted can be preserved, planted and/or restored elsewhere, no measures are available that will mitigate a mathematical net loss of 25.5 acres of open space land as a result of conversion of this land to a developed condition. This net loss represents a significant unavoidable impact.
- Impacts to adjacent upland habitat within 100 feet of the riparian resource line. While the 100-foot setback threshold will be upheld in several areas along the river, this threshold will not be met along substantial portions of the project. Those portions of the project site that provide less than 100 feet of preserve upland habitat adjacent to the resource line represent a significant unavoidable impact.
- Impacts to western spadefoot toad. While mitigation measures can be implemented to create habitat and relocate individuals observed on the project site, these measure are not considered highly

effective. It is expected that not all individual toads would be captured and relocated and that the created habitat might not meet the specific requirements for this species, thus, not supporting the relocated individuals. The loss of those individuals that are not captured and relocated, and those that are not adaptable to the created habitat, would be considered a significant and unavoidable impact.

8. CUMULATIVE IMPACTS

The proposed project would contribute to the projected urban development in the region. Increasing urbanization of the area will impact biological resources by reducing total habitat area, limiting species diversity, and restricting movement corridors to narrower areas. However, as noted in the assessment of project impacts, this project preserves portions of the riparian habitat which is most significant to biological resources and, by removing land from agricultural uses and providing for revegetation of some such areas, may enhance the habitat in some ways over its existing condition when such revegetation occurs.

This cumulative impact analysis is divided into two parts, the first part being the assessment of the proposed project's impact in combination with the impacts generated by the City's construction of Santa Clarita Parkway through the project site, including the construction of an additional bridge across the Santa Clara River. The second part of the cumulative analysis addresses the cumulative impacts of the proposed project in combination with several other projects proposed or under construction in the Santa Clarita Valley.

a. Cumulative Impacts of the Proposed Project Including the Extension of Santa Clarita Parkway to Soledad Canyon Road

As proposed by the City of Santa Clarita General Plan, a future extension of Santa Clarita Parkway from the terminus in the project to Soledad Canyon Road, including a bridge over the Santa Clara River will be constructed. This cumulative project is not proposed as part of the Riverpark project, but it would traverse portions of the project site. For this reason, the construction of Santa Clarita Parkway is evaluated separately from other cumulative projects. The impact of the proposed project on biological habitats, inclusive of the bridge, is provided below on **Table 4.6-4**.

As shown in **Table 4.6-4**, the construction of the Santa Clarita Parkway extension from the terminus within the project site southerly to Soledad Canyon Road (including the bridge over the Santa Clara River) would result in additional impacts to 4.6 acres of existing habitat, some of which is considered sensitive. Impacts directly related to the parkway extension would occur primarily to disked fields (1.4 acres), southern riparian scrub (1.5-1 acres) and riverwash (1.7-3 acres) habitat types. This area would be converted to roadway and bridge land uses. Given the sensitivity of the habitats affected, such impacts would be considered cumulatively significant when combined with the impacts of the proposed project. Given the similarity of habitat of this area when compared with the project site, impacts to sensitive species would be similar in magnitude. In some cases depending on the species in question, the impacts could be significant.

improvements to minimize the likelihood of human and animal intrusion. Absent site-specific studies of these areas in the context of the development actually proposed, it cannot be determined whether these mitigation measures will be as effective in reducing adverse impacts in other projects as they are expected to be for the proposed project.

For developments which may occur outside the City's boundaries, which at present is the vast majority of expected buildout, mitigation measures will be under the control of the County, the ACOE, CDFG, and other agencies.

Because of the high biological value of riparian and wetland habitats and because of the continued loss of these habitats throughout the region, and because the high biological value of these areas after planting and restoration will likely not be realized for some time and never be truly replicated, impacts on riparian resources cannot be mitigated. Because the net loss of SEA habitat can't be replaced, impacts remain significant. In addition, because it is unknown whether measures to mitigate increased human and domestic animal impacts, biological resources can feasibly reduce these impacts, and because human and domestic animal use of riparian and upland habitat areas is expected to continue to occur as a result of project implementation, this impact will remain cumulatively significant.

10. UNAVOIDABLE SIGNIFICANT IMPACTS

a. Project

The project would result in unavoidable significant impacts to individual western spadefoot toads; the net loss of wildlife habitat/natural open space; loss of SEA and associated riparian habitat and riverbed and impact to adjacent upland habitat within 100 feet of the riparian resource line.

b. Cumulative

Significant cumulative impacts that remain unavoidably significant like the proposed project, include the net loss of wildlife habitat/natural open space, loss of SEA and associated riparian habitat and riverbed and impacts to adjacent upland habitat within 100 feet of the riparian resource line, because it can be expected that proponents of other projects will similarly not be able to mitigate projects.

the project applicant has indicated that development standards for cul-de-sac width, side yard setback (including a reverse corner lot) and rear yard setbacks will meet the minimum standards required by the RM zone. Property line noise walls may exceed, (where necessary) the 6-foot high limitation by 1-foot for a total of a 7-foot high wall.

The project applicant has requested a Conditional Use Permit to allow for buildings to exceed 35 feet in height (up to a maximum of 50 feet), and implement the Planned Development Overlay with reduced setbacks. This would allow for the reduction in development standards described above. This request is pursuant to Section 17.03.040 of the Unified Development Code.

4. MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

No mitigation measures pertaining to land use have been incorporated into the project.

5. MITIGATION MEASURES PROPOSED BY THIS EIR

a. Consistency with the General Plan

As discussed above, the proposed project is consistent with the applicable goals and policies of the General Plan, consequently there would be no impacts and no mitigation is required.

b. Consistency with the Unified Development Code

If, the Planning Commission/City Council approves a Conditional Use Permit for implementation of the Planned Development Overlay for heights in excess of 35 feet tall, for the innovative application for development on secondary ridgelines and vehicular gates of Planning Area C, Entitlement Adjustment for modification to some lot sizes and lot widths, front yard setbacks, and allowance of some noise walls to have a maximum height of 7 feet, and an Oak Tree Permit findings must be made supporting these decisions. Consequently, the Planning Commission/City Council is responsible for the findings made to approve the Conditional Use Permit and Entitlement Adjustment, supported by documentation provided by the project applicant and this EIR.

6. CUMULATIVE IMPACTS

As land use is a site-specific issue in this case, no impacts would occur related to cumulative development.

(b) Groundwater Quality

The concern for groundwater quality impacts arises largely from the potential for the infiltration of water contaminated with pollutants associated with urban runoff. Of particular concern is the infiltration of storm water collected and treated in water quality basins and in other types of water quality controls (e.g., landscaped areas used for bioretention). Research conducted on the effects on groundwater from storm water infiltration by Pitt et al. (1994) indicate that the potential for contamination is strongly dependent on a number of factors including the local hydrogeology and the chemical characteristics of the pollutants of concern.

Local hydrogeologic data indicate that the depth to groundwater varies from approximately 5 feet along the margins of the Santa Clara River, and from a minimum depth of 14.25 feet within Open Space Lot 360 in the south central portion of the site to 34 feet deep in the eastern portion of the site at the future Newhall Ranch Road alignment just east of the proposed development (See **Section 4.1, Geotechnical Hazards**).

Chemical characteristics that influence the potential for groundwater impacts include high mobility (low absorption potential), high solubility fractions, and abundance in storm water. As a class of constituents, trace metals tend to adsorb onto soil particles and are filtered out by the soils. This has been confirmed by extensive data collected beneath storm water detention/retention ponds in Fresno (conducted as part of the Nationwide Urban Runoff Program) that showed that trace metals tended to be adsorbed in the upper few feet in the bottom sediments. More mobile constituents such as nitrate would have a greater potential for infiltration.

The conversion from open space/agriculture to urban land uses would likely result in a reduction in nitrate because of the reduced application of fertilizers in urban versus agricultural areas. Also, some of the constituents of concern would be treated in the water quality basins, which could be viewed as pretreatment prior to infiltration. The project, therefore, would not significantly impact groundwater quality.

8. MITIGATION MEASURES ALREADY INCORPORATED INTO PROJECT DESIGN

Mitigation discussed in Subsections 6-8 above is incorporated into the project design and are included by reference as mitigation.

4.8.1-1 To reduce pollution from impacts from the “first flush” runoff, a series of pipes and outlets would be constructed pursuant to Los Angeles County Department of Public Works requirements

The cumulative impact of the project in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the project, was also assessed. The Sheriff station that serves the City of Santa Clarita operates at an adequate level. The addition of funding and officers as a result of cumulative development will result in continued adequate service. It is expected that the City's Emergency Evacuation Plans will be amended periodically to provide for the safe evacuation of all Valley residents and employees, and that no significant cumulative impacts would occur relative to emergency evacuation in the event of a natural or man-made disaster. The CHP currently provides adequate service in the Santa Clarita Valley. Funding for additional CHP staffing and equipment would be available to the CHP through increased revenues generated by cumulative development projects as they build out and could be allocated by CHP Headquarters in Sacramento to the Santa Clarita Valley station to meet future demands. Therefore, no significant cumulative impacts on the CHP are anticipated.

2. INTRODUCTION

The following analysis of police services is based on information provided by the Sheriff's Department and CHP. The Sheriff's Department maintains ultimate review and approval authority over aspects of the proposed development that relate to police protection, and may identify further recommendations and/or requirements.

3. EXISTING CONDITIONS

a. Los Angeles County Sheriff's Department

The Santa Clarita Valley Station of the County of Los Angeles Sheriff's Department is responsible for providing general law enforcement to the City of Santa Clarita under the provisions of a contract between the two agencies. As **Figure 4.14-1, Sheriff Station Location**, illustrates, this station is located near the intersection of Magic Mountain Parkway and Valencia Boulevard, at 23740 Magic Mountain Parkway in Valencia, which is approximately 3 to 4 miles from the project site.¹

The Santa Clarita Valley Sheriff Station is responsible for providing general law enforcement to the project area. The Sheriff station maintains a staff of 178 sworn officers, and serves an area of 656 square miles and a population of approximately 200,000 (including the City itself). Equipment and services provided to the City through the station include 24-hour designated County cars, helicopters, search and rescue, mounted posse, and emergency operation centers.

¹ Correspondence from Captain Patti A. Minutello, County of Los Angeles Sheriff's Department, Santa Clarita Valley Station, November 21, 20023 (**Appendix 4.14**).

The performance standards for the police services program as outlined in the City's 2002-2003 budget include:

- Develop and implement a marketing plan to enhance the perception of the quality services provided by the City of Santa Clarita Valley's Sheriff's Department to the residents of the City;
- Work closely with community groups, individuals and other governmental organizations to define, develop and apply Community-based policy solutions to crime and quality-of-life problems in the Santa Clarita Valley; and
- Develop a civilian bicycle patrol team as part of our commitment to Community Based Policing.

The Sheriff's Department has an ideal population ratio of 1 deputy per 1,000 residents.² With current staffing of 161 sworn deputies currently assigned, the existing ratio is 1 deputy per 1,223 residents.³

The Sheriff's Department has established an optimal response time for services of 10 minutes or less for emergency response incidents (a crime that is presently occurring and is a life or death situation), 20 minutes or less for priority (immediate) incidents (a crime or incident that is currently occurring but which is not a life or death situation) and 60 minutes or less for routine (non-emergency) responses (a crime that has already occurred and is not a life or death situation).⁴ These response times represent the range of time required to handle a service call, which is measured from the time a call is received until the time a patrol car arrives at the incident scene. Response time is variable particularly because the nearest responding patrol car may be located anywhere within the station's patrol area, and not necessarily responding from the station itself. The Sheriff's Department currently has a response time to the project site for emergency calls of approximately 5 to 8 minutes, immediate (now called priority) response time of approximately 8 to 10 minutes, and routine (non-emergency) calls take approximately 40 to 50 minutes.⁵ These response times are approximations only, and would be dependent on both the deployment of area radio cars and traffic conditions.⁶ Therefore, response times to the project site are within the optimal response times as defined by the Sheriff's Department. It is important to note that due to the current largely undeveloped state of the project site, emergency and non-emergency calls to the project site are rare and are primarily related to motorcycle accident responses.⁷ Currently, the only buildings on site are construction company buildings totaling approximately 5,566 square feet. The

² Ibid.

³ Ibid.

⁴ Telephone interview with Terri Beatty, Regional Allocation Police Services (RAPS) Coordinator, County of Los Angeles Sheriff's Department, Santa Clarita Valley Station, August 5, 2003.

⁵ Correspondence from Captain Patti A. Minutello, County of Los Angeles Sheriff's Department, Santa Clarita Valley Station, November 21, 2002-2003 (**Appendix 4.14**).

⁶ Ibid.

⁷ Telecommunication, Deputy Patrick Rissler, Los Angeles County Sheriff's Department, Santa Clarita Valley Station, November 7, 2002.

Construction-related traffic on the project site are not expected to result in impacts on the CHP, which regulates traffic in the unincorporated areas of the Santa Clarita Valley. Slow-moving construction-related traffic on adjacent roadways could reduce optimal traffic flows and could delay emergency vehicles traveling through the area; however, they would not result in a significant impact on traffic flows because construction-related traffic would only occur during short periods of time during the day.

With mitigation, no significant impacts are anticipated during the construction phase.

c. Operational Impacts

Over the four-year buildout of the project, development of the site would involve the construction of 1,183 dwelling units, 40,000 square feet of commercial retail uses, and 29 acres of parkland along the Santa Clara River. Approximately 300 acres of river area would remain in a natural state. The Sheriff's Department serves the City of Santa Clarita from its centrally-located headquarters located near the intersection of Magic Mountain Parkway and Valencia Boulevard, at 23740 Magic Mountain Parkway, approximately 3 to 4 miles from the project site.¹⁷

(1) Los Angeles County Sheriff's Department

The County of Los Angeles Sheriff's Department would have the responsibility to provide general law enforcement for the project site under the existing contract between the City and the County (the Sheriff's Department would provide traffic control and enforcement). It is anticipated that demands for Sheriff's services in the project area would increase above current levels upon buildout of the project.

The Sheriff's Department utilized the January 1998 California Department of Finance (DOF) residential dwelling unit factor of 3.011 persons per dwelling unit and determined that the proposed project will generated a population increase of 3,562 persons.¹⁸ Based upon this, the Sheriff's Department indicated that the proposed project would require 3 additional deputies.¹⁹

This EIR used a more recent California Department of Finance (DOF) residential dwelling unit factor of 3.023. Using this factor, the proposed project would result in a project population of 3,576 ($3.023 \times 1,183 = 3,576$) new residents to the project site. Considering the Sheriff's Department's ideal population ratio of 1 officer per 1,000 population for the project, the number of deputies required by the project has

¹⁷ Correspondence from Captain Patti A. Minutello, County of Los Angeles Sheriff's Department, Santa Clarita Valley Station, November 21, 2003² (**Appendix 4.14**).

¹⁸ Ibid.

¹⁹ Ibid.

PROJECT REVISIONS AND ADDITIONAL INFORMATION

The Draft Environmental Impact Report and Revised Draft EIR Section 4.6, Biological Resources, (collectively, Draft EIR) addressed the potential environmental impacts of the Riverpark project as originally proposed. As originally proposed, the Riverpark project included in general 1,183 residential units and up to a maximum of 40,000 square feet of commercial uses. During nine hearings held by the City of Santa Clarita Planning Commission from March 2 to August 31, 2004, the project was revised in response to comments from the Planning Commission and its staff, governmental agencies and the public, in general by reducing the residential units from 1,183 to 1,123 and the maximum commercial square footage from 40,000 to 16,000 square feet, and preserving additional areas of the Santa Clara River and its south fork. Additional reports and analyses of the project with these changes were included in the December 2004 Final EIR and its responses to comments (released on December 1, 2004).

During on January 25 and March 22, 2005, the City of Santa Clarita City Council further reduced the residential units from 1,123 to 1,089 and provided for the preservation of even more land and river areas (revised project). The revised project now proposes, in general, 432 single-family units in Planning Areas A-1, A-2, and B, and 657 multi-family condominium/townhouse units in Planning Areas C and D (380 units in Area C and 277 units in Area D), privately owned and maintained, and gated, internal streets in Planning Areas A-1, B, and C (built to City standards), and a maximum of 16,000 square feet of commercial uses on a 1-acre parcel in Planning Area C.

As discussed below, the revised project's changes reduce the original project's potential environmental impacts as identified in the Draft EIR, do not increase the level of any previously identified impacts, and create no new significant impacts. The City has determined, based on the entire record, that the revised project's improvements will not change the Draft EIR's conclusions regarding potential impacts and the significance of potential impacts, and that the revised project will have in general the same environmental impacts, and the same level of impacts, as those identified in the Draft EIR.

1. THE REVISED PROJECT

The revised project now differs from the original project, as follows:

- The bank stabilization has been relocated further back from the Santa Clara River in the area between the 29-acre park site and the commercial parcel, to preserve the mature riparian resources and create the 100-foot upland preserve throughout that area, excluding the portion affected by the proposed extension of Newhall Ranch Road, the alignment for which is fixed;

- The equestrian trail in the area near the Los Angeles Aqueduct has been relocated from the river bottom to the pedestrian/bike trail; as a result, the pedestrian/bike bridge abutments and the bridge have been widened to accommodate equestrian traffic, as well as all other trail users;
- If CLWA approves, a temporary trail for access to Central Park will be installed originating from the project site's boundary north of Newhall Ranch Road near Santa Clarita Parkway;
- Two guzzlers will be installed along the Santa Clara River to enhance its use as a wildlife corridor,
- The L.A. Aqueduct Pipeline corridor will be enhanced under Newhall Ranch Road for its potential use for on-site wildlife mobility;
- Enhanced landscaping will be installed along the new segment of Newhall Ranch Road and along Santa Clarita Parkway to further buffer the proposed adjacent residential units from roadway noise;
- The Newhall Ranch Road/Golden Valley Road Bridge and bridge abutments will be built in conformity with the City's Cross Valley Connector Aesthetics' Guideline Book;
- Although the width of the right-of-way would be maintained, the number of improved vehicle lanes on Santa Clarita Parkway will be reduced to two lanes;
- The plan for the 29-acre park has been changed as recommended by the City's Parks and Recreation Commission, by relocating the drainage to the western boundary of the active area of the park, so that it would no longer bisect the active area; changing the shape of the active park, and widening it to create the best use of the developed active park; relocating 5 homes to the other side of street 'M' to provide over 300 feet of additional street frontage; adding a drivable pathway to allow police and emergency vehicles a route to pass through the park; adjusting the southern grade of the active park to bring the grade of the park to closer to street level, resulting in the relocation of two non-Heritage oak trees within the developed portion of the park; and relocating the private recreation area in Planning Area A1 to a site adjacent to the public park;
- Additional open space areas will be donated to the City (see Final EIR **Appendix K** map/graphic), including approximately 14 acres of open space on the project site next to Central Park; approximately 150 off-site acres of the South Fork of the Santa Clara River; the 141-acre "Round Mountain Property," including approximately 37 acres of Significant Ecological Area (SEA) next to the Santa Clara River; and approximately 2.6 acres generally located at the northwest corner of Newhall Ranch Road and Grandview Drive;
- 24.27 acres out of the 61.1 acres of the North Valencia 2 Upland Preserve Area (as defined in Paragraph 6 of Section III, Subsection B, of the North Valencia 2 Project Annexation and Development Agreement 98-001 [October 2000]) will be donated to the City;
- Area C has been converted from apartments to townhomes/condominiums, which reduces the number of proposed residential units in that Area by 40, from 420 to 380 units.
- Area D has been converted from apartments to townhomes/condominiums, which reduces the number of proposed residential units in that Area by 47, from 324 to 277units;
- Planning Area A-1 has added 13 single-family residential units, and now includes 213 units;
- The internal streets in Planning Areas A-1, B, and C have been converted to private streets, to be maintained by the homeowner's association, but built to public street standards;

- The internal streets in Planning Areas A-1, B, and C can be gated in compliance with all of the City's requirements related to vehicular gating including stacking and turn-around areas;
- Grading on the nose of the ridgeline facing the Emblem neighborhood (to the north of the western portion of the site) has been eliminated, the proposed apartment buildings in Planning Area D will be relocated farther south, away from the Emblem neighborhood, a decorative wall with landscaping will be built from the area between the existing commercial wall to the nose of the ridge, and grading/building rights will be dedicated on lot 526;
- Adjustment 02-010 no longer includes a request for reduced lot sizes, lot widths and driveway lengths, but the applicant has agreed to incorporate recommendations made by RRM Design Group where the Adjustment would permit front yard setbacks to be reduced to 16 feet; and
- After project approval, the applicant will bring the final elevations and development plot plans for the Riverpark development back to the Planning Commission for its approval.

The revised project's land uses are summarized in Table 1 in Final EIR **Appendix K**. The revised project develops only 32 percent of the 695.4-acre site with residential units, commercial space, roadways, water quality basins and other infrastructure, and leaves 68 percent of the site devoted to recreational uses and open space. Taking the 338.4 acres of the Santa Clara River out of the equation, as suggested by some commentators, leaving the project site with 357 net acres, the revised project will develop only 63 percent of the site with residential, commercial, roadway and water quality uses, leaving 37 percent of the site devoted to recreation and open space. In addition, the revised project proposes or includes approximately 318 acres of off-site dedications, which represents 46 percent of the gross acreage (695.4 acres), and 89 percent of the net acreage (357 acres), of the Riverpark site. Adding the 318 off-site acres to the project site's 695.4 acres, for a total of 1,013.4 acres, the revised project develops only 22 percent of the gross acreage ($225.2/1,013.4$), and leaves 78 percent of the acreage ($788.2/1,013.4$) for recreation and open space. The revised project donates or dedicates a total of 707 acres to the City (389 on-site and 318 off-site acres).

To build its improvements, the revised project seeks the same entitlements as before, but revised as described above.

2. ANALYSIS AND ADDITIONAL INFORMATION

The new design of the revised project and the new mitigation measures imposed will reduce or eliminate certain of the original project's environmental impacts, as follows.

a. Traffic/Access

The revised project is projected to generate approximately 11,600 ADT (average daily trips), with 732 occurring in the AM peak hour and 1,104 occurring in the PM peak hour (see Austin Foust Associates, Inc. memorandum dated February 21, 2005, with attached Table 1 included in the April 2005 Final EIR [Final EIR] **Appendix K**), as compared to the original project's 13,300 ADT, with 803 occurring in the AM peak hour and 1,247 occurring in the PM peak hour (Draft EIR Section 4.3, Traffic/Access). Thus, as compared to the original project (and rounded), the revised project will generate overall approximately 1,700 (or 13 percent) fewer ADT, with 70 (or 9 percent) fewer trips occurring in the AM peak hour, and 145 (or 12 percent) fewer trips occurring in the PM peak hour. Each of the impacted intersections identified in the Draft EIR was analyzed again, to determine whether these reductions in ADT would reduce the level of the impacts identified in the Draft EIR. This analysis concluded that these reductions would not eliminate any of the impacts previously identified for the original project, and in particular would not reduce the level of any of the previously identified significant impacts, and that, as a result, the conclusions reached in the Draft EIR would apply to the revised project. Since the revised project, while reducing traffic impacts, would still have the same unavoidable significant traffic impacts as were addressed in the Draft EIR, a Statement of Overriding Considerations for traffic would still be required if the City approves the revised project.

Since these trip reductions are due to reductions in the number of residential units and in the area provided for commercial uses, and not due to changes in the configuration of the project's roadways, the revised project would not create any new impacts or increase the level of any impacts already addressed in the Draft EIR.

b. Air Quality

The revised project's reductions in the number of residential units and the square footage of commercial space would not create any new construction-phase impacts or increase the level of those impacts as determined by the Draft EIR. Its reductions may shorten the time required for project construction, and hence the construction-related air quality impacts. However, the unavoidably significant construction-phase air quality impacts caused by construction vehicles, equipment and activities would not be

eliminated with development of the revised project, since the types and number of vehicles and equipment used and the activities required, on a daily basis, would be the same as for the original project.

At the conclusion of the Planning Commission hearings, the potential air quality emissions generated by the project with 1,123 residential units and 16,000 square feet of commercial space were analyzed using the same South Coast Air Quality Management District (SCAQMD) thresholds as were used in the Draft EIR (see Table 2, Final EIR **Appendix K**). As compared to the original project analyzed in the Draft EIR, the 1,123-unit project's carbon monoxide (CO) emissions, generated primarily from mobile sources, were projected to be approximately 10 percent lower than the original project's during the summertime, and approximately 11 percent lower during the wintertime; its volatile organic compound (VOC) emissions, from mobile sources and area sources, were projected to be approximately 9 percent lower during both the summertime and the wintertime months, and its nitrous oxide (NO_x) emissions, primarily from mobile sources, were projected to be approximately 11 percent lower during both the summertime and the wintertime months. Although the original project's operation-phase PM₁₀ emissions were not determined to be significant after mitigation (Draft EIR Section 4.4, Air Quality), the 1,123-unit project's emissions of particulate matter 10 microns and smaller (PM₁₀) were projected to be approximately 11 percent lower during both the summertime and the wintertime months. It is reasonably assumed that the 1,089-unit revised project's air pollutant emissions would be proportionately even lower, since the revised project includes 34 fewer residential units.

Since these air pollution reductions are due to reductions in the number of residential units and in the commercial floor area, the revised project would not create any new impacts or increase the level of any previously identified impacts as compared to those already identified and analyzed in the EIR. However, the revised project would still generate unavoidably significant construction-phase emissions of PM₁₀, VOC and NO_x, and operation-phase emissions of CO, VOC and NO_x, principally from mobile sources, and the City would still be required to adopt a Statement of Overriding Considerations should it decide to approve the revised project.

A new "CO hot spots" analysis, conducted using the methodology recommended by the SCAQMD, reaffirmed that there would be no such hot spots. (See December 2004 Final EIR **Appendix B**.) This conclusion would also apply to the revised project, since the revised project further reduces the ADT and resulting mobile source emissions.

In April of 2004, after the Draft EIR had been released for public comment, the United States Environmental Protection Agency (EPA) released its Air Quality designations and classifications for the 8-hour ozone National Ambient Air Quality Standards (69 Fed. Reg. 23858). (Final EIR **Appendix K**) The EPA classified the portion of Los Angeles County located within the South Coast Air Basin as severe-17 nonattainment, which means that the state will be required to submit a State Implementation Plan in 2007

proposing implementation measures that must be implemented in the South Coast Air Basin to enable it to meet the more stringent 8-hour ozone standard by 2017. (69 Fed. Reg. 23858) This classification will not change the conclusions in the Draft EIR because the same mitigation measures are necessary to address potential impacts posed by both the 1-hour and 8-hour standards.

On January 5, 2005, the EPA published a final rule formally designating 224 counties in 20 states and the District of Columbia, including the portion of Los Angeles County located within the South Coast Air Basin (Final EIR **Appendix K**), as nonattainment areas for the health-based air quality standard for PM_{2.5}. (70 Fed. Reg. 944.) Draft EIR Section 4.4, Air Quality, addressed PM₁₀, and its subset, PM_{2.5}, including their health effects, concluding that the construction-phase PM₁₀ emissions would be unavoidably significant, but that operation phase emissions would not. (Draft EIR Section 4.4, Air Quality, pp. 44-53-60, 67-73, 75.) EPA's designation of the Los Angeles County portion of the South Coast Air Basin as nonattainment for PM_{2.5} does not change or otherwise affect these conclusions.

The SCAQMD has recently released a study entitled, *Santa Clarita Subregional Analysis*. (Final EIR **Appendix B**) This SCAQMD study confirms many of the findings made by Environ International Corporation in its study entitled, *Assessment of the Contributions of Local Emissions Versus Transport to Ozone and Particulate Matter (PM) Air Quality in the Santa Clarita Valley Area* (July 19, 2004) (December 2004 Final EIR **Appendix B**), and concludes, in general, that emissions transported by meteorological conditions from the San Fernando Valley and the Los Angeles area dominate local ambient ozone and particulate matter air quality in the Santa Clarita Valley, that emissions from uses in the Santa Clarita Valley contribute only approximately 2 percent to local ozone impacts, and that local particulate emissions contribute only approximately 10 percent to the annual average observed PM₁₀ concentrations in the Santa Clarita Valley. This study provides further support for the Final EIR's conclusions that the great majority of the ozone and particulate matter pollution in the City of Santa Clarita and the Santa Clarita Valley as a whole results from emissions generated by sources located outside of the Santa Clarita Valley which are transported into the Santa Clarita Valley by meteorological conditions, and, therefore, all of the current uses in the Santa Clarita Valley contribute, in the aggregate, very little to ambient concentrations of these pollutants, in the valley.

Moreover, it must be noted that mobile sources are regulated by the state, not by the City or other local agencies. The state has adopted voluntary programs and mandatory standards designed to reduce mobile source emissions, including, without limitation, particulate matter and NO_x. In addition, the SCAQMD is actively engaged in studying and implementing new programs to lessen harmful air pollutants from stationary as well as mobile sources. These programs and controls have improved the air quality generally in the South Coast Air Basin, and will continue to do so, over time. Further, as automobile and truck engineering improves, and with the greater restrictions imposed on the emissions from mobile sources, the emissions generated by mobile sources will continue to be reduced, as they have

already been reduced from previous higher levels by existing programs and controls. Additionally, recent studies have shown that controls and regulations implemented under the federal Clean Air Act (see Draft EIR Section 4.4, Air Quality) have improved air quality nationally, and that the air quality in the Los Angeles area has also improved.

c. Noise

The revised project's reduction in the number of residential units and the amount of commercial space would not create any new construction-phase impacts or increase the level of those impacts as determined by the Draft EIR. Its reductions may shorten the time required for project construction and, hence, reduce construction-related noise. However, the unavoidably significant construction-phase noise impacts caused by construction vehicles, equipment and activities would not be reduced with development of the revised project, since the types of vehicles and equipment used and the activities required would be the same as for the original project. With its reduction in the number of residential units and commercial floor space, the revised project would generate fewer ADT (see the February 2005 Austin Foust memorandum, Final EIR **Appendix K**) and, therefore, the noise levels generated by project-related mobile sources would also be reduced.

Since the revised project would generate less mobile-source noise than the original project would have generated at buildout, it would not create any new or increased noise impacts as compared to those already analyzed and identified in the EIR. However, the revised project would still have the same unavoidably significant noise impacts on off-site sensitive receptors as were addressed in the Draft EIR, and, thus, a Statement of Overriding Considerations for noise would still be required if the City approves the revised project.

d. Solid Waste Disposal

As shown in Table 3 (Final EIR **Appendix K**), entitled, "Daily Project Solid Waste Generation for Revised Project (No Recycling)," assuming no recycling, the revised project would, overall, reduce the amount of solid waste generated by 1,003 pounds per day, or 183 tons per year. Since the revised project would reduce the amount of solid waste generated, it would not create any new or increased solid waste impacts as compared to those already analyzed and identified in the EIR. However, the revised project would still have the same unavoidably significant impact on solid waste disposal addressed in the Draft EIR because landfill space is currently a finite resource and, therefore, a Statement of Overriding Considerations for solid waste disposal would still be required if the City approves the revised project.

e. Water Service

(1) Water Demand

Using the water demand factors originally provided by CLWA's Santa Clarita Water Division (SCWD), the Draft EIR (Section 4.8, Water Service) concluded that the project would consume approximately 697 AFY (see Table 4.8-22, Estimated Water Demand). However, as reported in the Final EIR (Vol. V p. RTC-179), after the Draft EIR was released, the City's environmental consultant contacted SCWD to confirm the water demand factors used in both the Draft EIR and the SB 610 analysis for the project. On November 1, 2004, SCWD advised the City that the single-family residential water demand factor should be corrected to 0.80 acre-feet per residential unit for this service area. (See Final EIR **Appendix A** for a copy of this letter, along with the enclosed table estimating the project's water demand, as revised, assuming 1,123 residential units.) As a result of this change in the water demand factor, and taking into account the conversion of Area C from apartments to condominium/townhomes and the water demand factor for those units of 0.24 acre-feet per unit, as well as the reduction in the commercial area, the interim project's water demand was estimated to be 802.54 AFY. (See Final EIR **Appendix A**) The City reviewed the adjusted water demand and found that the adjustment did not have any significant impact on the water supply and demand findings contained in either the Draft EIR or the SB 610 analysis for the project. The City also found that the conclusions reached in the Draft EIR that the original project would have a less than significant impact on water resources still applied. (See Final EIR, RTC-179.) SCWD concurred with the City's conclusions.

Applying these water demand factors to the revised project, it is estimated that Riverpark water demand would total 804.90 AFY, as follows:

**REVISED PROJECT
Estimated Water Demand**

Land Use Category	Amount	Water Duty Factor	Water Demand (AFY)
Single-Family Units	432 units	0.80 af/unit	345.6
Condos/Townhomes	657	0.24 af/unit	157.68
Park	6 acres	3 af per acre	18.0
Other Misc. Landscaping (irrigated common landscaping, pocket parks, etc.)	93 acres	3 af per acre	279.0
Commercial (16,000 sq. ft.)	1 acre	.0289 af/100 sq. ft.	4.62
TOTAL			804.9

af = acre-feet; sq. ft. = square feet.

The City has reviewed the above information and has determined, based on the entire record, that the revised project will not have any significant impact on the water supply and demand findings contained in the Draft EIR and the SB 610 analysis for the project, that the revised project will not create any new impacts not previously addressed in the Draft EIR and that the conclusions reached in the Draft EIR that the original project would have a less than significant impact on water resource apply as well to the revised project.

(2) The Transfer to CLWA of An Additional 41,000 AFY of State Water Project Water

Commenters have questioned CLWA's ability to rely on the transfer to CLWA of an additional 41,000 AFY of State Water Project (SWP) water supplies from the Kern County Water Agency (KCWA) and its member district (WRMWSD) when analyzing long-term water supplies, arguing that the transfer cannot be considered reliable because CLWA's EIR for the transfer was decertified as a result of the decision in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal.App.3d 1373 (*Friends*). These comments were responded to, both directly and through the use of a comprehensive topical response. (See Final EIR, pp. RTC-115–119, 173, 193–197, and **Topical Response 3: SWP Supplies – Reliance on the 41,000 AFY Water Transfer**, pp. TR3-1–9.) The EIR responses also reported that CLWA was then circulating for public review the new Draft EIR for the 41,000 AFY water transfer project, and expected to consider that EIR for certification in 2004 or 2005. (Final EIR, pp. RTC-117, 119, and **Topical Response 3**, p. TR3-4.)

On December 22, 2004, after the project's responses to comments had been completed and released in early December 2004, CLWA certified the adequacy of the new 41,000 AFY EIR under CEQA by its Resolution No. 2354, a copy of which is included in Final EIR **Appendix A**. While the new certified EIR is also currently the subject of litigation, the new EIR provides additional useful information regarding CLWA's SWP supplies and the reliability of such supplies in the Santa Clarita Valley. The certified EIR was also the subject of extensive public review and comment as part of CLWA's environmental review process. (Final EIR **Appendix A** [CLWA Resolution], pp. 3–4.) Although the Riverpark water supply and demand analysis is sufficient as a stand-alone document, the City recognizes that both the certified 41,000 AFY EIR and the CLWA Resolution certifying that EIR provide additional public disclosures regarding CLWA's SWP supplies and SWP reliability data and further support the Draft EIR's conclusions. For that reason, the City incorporates by reference in the Final EIR CLWA's certified 41,000 AFY EIR and supporting resolution. CLWA's certified EIR and resolution are available for public inspection and review by contacting the City's Planning and Economic Development Department, located at 23920 West Valencia Boulevard, Room 203, Santa Clarita, CA 91355.

(3) **"Groundwater Perchlorate Contamination Amendment and Other Amendments" to the 2000 Urban Water Management Plan**

In late September 2004, the Court of Appeal for the Fifth District concluded that the 2000 Urban Water Management Plan (2000 UWMP) did not fully meet the requirements of the Urban Water Management Planning Act (UWMP Act).¹ Specifically, the Court concluded that the 2000 UWMP should have addressed "...the time needed to implement the available method for treating the [perchlorate] contaminated water [in the local groundwater basin]," and described "...the reliability of the groundwater supply during that [treatment] implementation."²

In response, CLWA and the retail water purveyors in the Santa Clarita Valley prepared an amendment to the 2000 UWMP entitled, "Groundwater Perchlorate Contamination Amendment and Other Amendments" (Amendment). The Amendment provides information responsive to, and consistent with, both the Court of Appeal's decision and the UWMP Act, as described more fully in Final EIR **Topical Response 7**. A copy of the Amendment is also included in the Final EIR as **Appendix A**. The Amendment focuses on providing updated information on the significant progress made by CLWA, the local water purveyors and others in responding to the perchlorate-contaminated groundwater in portions of the Saugus Formation and Alluvial aquifer, the two aquifer systems that comprise the local Santa Clara River Valley East Groundwater Subbasin, which is the source of the local groundwater used to meet portions of the Santa Clarita Valley's potable water supply. For greater detail regarding the 2000 UWMP and related Amendment, please see **Topical Response 7** and **Appendix A** (Amendment). The information provided in the Amendment is consistent with and further supports the information on the perchlorate issue addressed in the Draft EIR, Section 4.8, Water Service, and in **Topical Response 3** in the Final EIR.

(4) **Further Analysis of Perchlorate Contamination**

In December 2004, CH2MHill completed preparation of its *Analysis of Perchlorate Containment in Groundwater near the Whittaker-Bermite Property*, which presents a modeling analysis of the perchlorate containment plan and also discusses the general design of a sentinel monitoring plan that will be implemented in conjunction with the perchlorate containment plan (per the requirement of the Department of Health Services' 97-005 Policy). The CH2MHill report is the second of two reports that are part of the Environmental Oversight Agreement with the State Department of Toxic Substance Control

¹ The UWMP Act is found in Water Code Sections 10610–10657.

² For a copy of the published Court of Appeal decision (*Friends of the Santa Clara River v. Castaic Lake Water Agency* (2004) 123 Cal. App. 4th 1), please see **Appendix A**.

(DTSC) and that present and evaluate the strategy for containing perchlorate from the Whittaker-Bermite site. DTSC has approved both CH2MHill reports. The first report, dated April of 2004 and entitled, *Regional Groundwater Flow Model for the Santa Clarita Valley: Model Development and Calibration*, documented the construction and calibration of a groundwater flow model for the Santa Clarita Valley. These two CH2MHill reports are incorporated by reference in the Final EIR, and are available for public inspection and review by contacting the City's Planning and Economic Development Department, located at 23920 West Valencia Blvd., Room 203, Santa Clarita, CA 91355.

f. Biological Resources and Floodplain Modifications Affecting Biota

The revised project modifies the original project in ways that reduce the original project's impacts in the areas of Biological Resources and Floodplain Modifications. These modifications include: (1) relocation of the bank stabilization to preserve the mature riparian resources along the edge of the Santa Clara River, (2) relocation of the equestrian trail from the river bottom to the pedestrian/bike trail at the Los Angeles Aqueduct, (3) installation of two guzzlers along the Santa Clara River, (4) enhancement of the Los Angeles Aqueduct pipeline corridor under Newhall Ranch Road, and (5) donation of approximately 318 acres of off-site property to the City.

The first four of these modifications, which modify the project's design on the site, will reduce the original project's impacts on the Santa Clara River and immediately adjacent areas. The revised project preserves approximately 470 acres of open space area, including approximately 347 acres of the Santa Clara River and adjacent upland areas. In response to numerous comments, including from the California Department of Fish and Game and members of the public, the project's development footprint was pulled back from the Santa Clara River in the western portion of the site, from the site's central canyon west to the commercial area adjacent to Bouquet Canyon Road, to preserve the mature riparian resources and the 100-foot upland buffer in this area, thereby increasing the open space preserved on site. This revision enables the revised project to achieve certain of the biological resource benefits offered by Alternative 2, Santa Clara River Reduced Bank Stabilization Alternative, without suffering certain of that alternative's negative characteristics, such as a substantial loss of single-family housing units and the loss of portions of the site's central canyon active/passive park, which would preclude attainment of project objectives by that alternative.

The relocation of the equestrian trail from the river bottom and out of the SEA to the pedestrian/bike trail in the area just west of the Los Angeles Aqueduct will avoid the impacts that the prior placement in the river bottom would have caused, as identified in Revised Draft EIR Section 4.6, Biological Resources.

As a result of these two revisions, the revised project reduces the permanent disturbance of habitat within the Santa Clara River SEA from 24 acres to 16.9 acres (as compared to the original project), and the total area of disturbance, including both temporary and permanent impacts, from 37 to 32.1 acres. As a result, the revised project will now preserve more than 90 percent of the SEA within the site from permanent impacts. Of the 16.9 acres of SEA that will be permanently impacted by the revised project, 8.4 acres will be impacted by residential development, 7.5 acres will be impacted by Newhall Ranch Road, and 1.0-acre will be impacted by the Santa Clara River Trail. (See Table 4, Riverpark Revised Project SEA Encroachment, Final EIR **Appendix K**.) Also, most of the 8.4 acres impacted by residential development lie in Planning Area A-2, and consist primarily of disturbed or disked fields that offer little habitat value. Moreover, it must be noted that, because the City established the broad boundaries of the Santa Clara River SEA based on the Federal Emergency Management Agency's (FEMA) 100-year storm limit boundaries, the City's SEA actually does not accurately reflect the actual location of riparian resources along the river. The line that more accurately reflects the actual location of those resources, based on field observations, is the resource line, and the revised project does not place any lot within that line. Additionally, the FEMA flood hazard zone will be modified upon the completion of floodway improvements (i.e., bank stabilization), as the once affected property would no longer be subject to flood hazard. (See discussion, below.)

The installation of the two guzzlers along the river to provide permanent water sources for wildlife will, together with the other project modifications, discussed above, enhance the use of the Santa Clara River as a wildlife movement corridor. (Revised Draft EIR Section 4.6, Biological Resources, pp. 4.6-44-47.) Enhancement of the aqueduct corridor under Newhall Ranch Road (where the road bridges over the aqueduct) will offer another potential wildlife movement corridor leading to the corridor in the river.

The revised project will also donate approximately 318 acres of off-site property (Final EIR **Appendix K**). The revised project will donate 141 acres of property known as Round Mountain (located directly east of Interstate 5, directly north of Magic Mountain Parkway, within the City of Santa Clarita), including approximately 37 undeveloped acres of Santa Clara River SEA. The City's General Plan presently permits "Business Park" development on portions of this property. The revised project will enable the City to permanently preserve these 141 acres, particularly including its 37 acres of Santa Clara River SEA, which will, in part, further reduce the impacts on biological resources and the floodplain caused by project development. The revised project also donates approximately 150 acres of the South Fork of the Santa Clara River, which will preserve those acres in perpetuity from further development. Finally, the applicant is proposing to donate approximately 24 acres of the North Valencia 2 Upland Area and 2.6 acres of a property located at the intersection of Newhall Ranch Road and Grandview Drive. The

donation of these 318 acres of off-site property increases the amount of land preserved for recreation and open space proposed by the project from 470 acres to 788 acres—an area larger than the project site.

The *Western Spadefoot Toad Habitat Enhancement and Monitoring Plan* for the Riverpark project site has now been approved by the California Department of Fish and Game. A copy of the final plan and an email from California Department of Fish and Game approving the plan appear in Final EIR **Appendix C**.

One of the project site's 10 Heritage oak trees died due to a series of heavy rainstorms in the Santa Clara Valley in mid-January of 2005. As a result, the City has issued an Oak Tree Permit Exemption, which relieves the project applicant from the previously imposed obligation to relocate that tree. (See Final EIR **Appendix C**.) The revised project now proposes to remove a total of 16 oak trees, 13 of which (including 2 Heritage oaks) will be relocated. It should be noted that the revised project conditions include a requirement that the applicant plant a total of 56 24-inch box native oak trees on the project site in an area to be determined by the Department of Parks Planning and the City of Santa Clarita Urban Forestry Department as part of required mitigation. (Condition U11.)

The City has determined, based on the entire record, that the revised project reduces the impacts of the original project on the Santa Clara River floodplain and creates no new impacts, and, as a result, that the Draft EIR's conclusions that project development will have a less than significant impact on the floodplain also apply to the revised project. Although the revised project reduces the original project's impacts on biological resources and does not create any new impacts, it would still have the same unavoidably significant impacts on biological resources as were identified in the Draft EIR and, therefore, a Statement of Overriding Considerations for biological resources would still be required if the City approves the revised project.

g. Flood and Floodplain Modifications

During the hearings on the Riverpark project, members of the City's City Council and Planning Commission, as well as members of the public, expressed concern over the placement of lots 338 through 352 within the 100-year flood hazard area inside the so-called "FEMA line," which is a line on the federal Flood Insurance Rate Map that delineates the floodplain of the Santa Clara River for federal flood insurance purposes. (See, e.g., **June 29, 2004 Planning Commission hearing transcript**, and **January 25, 2005 City Council hearing transcript**.) On January 12, 2005, FEMA issued a Conditional Letter of Map Revision (CLOMR). (Final EIR **Appendix J**) The CLOMR states that, based on FEMA's review of the information submitted regarding the project's proposed bank stabilization, FEMA will revise the Flood Insurance Rate Map to remove those lots from the floodplain once the bank stabilization and other

related project improvements have been constructed. In addition, the applicant has agreed to a condition of approval that prohibits the creation of any lots within the FEMA line, as revised, once the revised project has been built.

Additionally, the applicant has been working with the City to refine the design plans for the Cross Valley Connector (Newhall Ranch Road, including the Newhall Ranch Road/Golden Valley Road Bridge) through the project site. More specifically, the applicant and the City have refined the design of the Newhall Ranch Road/Golden Valley Road Bridge over the Santa Clara River, which has resulted in an increase in the span width from approximately 680 feet to 915 feet, and the addition of two more piers to the structure. As shown in the Newhall Ranch Road/Golden Valley Road Bridge Technical Memorandum (February 2005) prepared by PACE (Final EIR **Appendix J**), this refinement results in a bridge design that includes a total of 11 piers as compared to the 9 piers assumed for the conceptual design for the original project. The maximum projected increase in water surface elevation caused by the bridge under the original design was 1.63 feet (Q-cap storm), limited to a zone 50 feet downstream of the bridge and approximately 200 feet upstream of the bridge. Under the refined design, the increase in water surface elevation is projected to be a maximum of 0.22 feet (Q-cap storm), limited to a zone of 0 feet downstream and 75 feet upstream. This refined design also relocates the bridge abutments further out of the active channel of the Santa Clara River, resulting in reduced impacts to the biological resources within this portion of the river. Finally, this modification results in no change to the grading footprint of the project.

These refinements to the design of the Newhall Ranch Road/Golden Valley Road Bridge will not change the level of any of the impacts identified in the Draft EIR or create new impacts. Further, the revised project reduces the original project's flood and floodplain impacts and creates no new impacts, and, as a result, that the Draft EIR's conclusions that project development will have a less than significant flood impact and a less than significant impact on the floodplain also apply to the revised project.

h. Water Quality

As discussed in the Draft EIR (Section 4.8.1, Water Quality), Los Angeles County's National Pollutant Discharge Elimination System (NPDES) Permit (Order No. 01-182) regulates stormwater discharges from municipal separate storm sewer systems (MS4s) in the project area. The NPDES permit establishes requirements for new development and significant redevelopment, including a requirement to control post-development peak stormwater runoff discharge rates, velocities, and duration to prevent accelerated stream erosion and to protect stream habitat in the Santa Clara River and other natural drainage systems. These requirements are discussed under topics referred to as "peak flow control" and "mimic pre-

development hydrology” in the permit. The NPDES Permit required the County and its co-permittees (including the City of Santa Clarita) to develop and implement numeric criteria for peak flow control by February 1, 2005, in accordance with the findings of a study on the potential impacts on natural streams due to upstream development. The County of Los Angeles Department of Public Works and the Southern California Storm Water Monitoring Coalition, which had been conducting the required study, could not complete it in time to meet the February 1st deadline. Therefore, on January 31, 2005, the County adopted a Peak Flow Interim Standard to apply until such time as a final standard could be adopted based on the completed study. (See *Addendum Number 1 to the Additional Hydrology and Water Quality Analyses for the Riverpark Project Technical Report* (GeoSyntec Consultants, February 2005) in Final EIR **Appendix G** [“Addendum No. 1”].) The Peak Flow Interim Standard reads:

“The Peak Flow Standard shall require that all postdevelopment runoff from a 2-year, 24-hour storm shall not exceed the predevelopment peak flow rate, burned, from a 2-year, 24-hour storm when the predevelopment peak flow rate equals or exceeds five cubic feet per second. Discharge flow rates shall be calculated using the County of Los Angeles Modified Rational Method. The Peak Flow Standard shall also require that postdevelopment runoff from the 50-year capital storm shall not exceed the predevelopment peak flow rate, burned and bulked, from the 50-year capital storm.”

The ability of the revised project to meet the Interim Standard was analyzed in Addendum No. 1, which concludes that although the implementation of the project’s proposed drainage concept would meet the 50-year flood control requirements of the City of Santa Clarita and the Flood Control and Watershed Management Divisions of the Los Angeles County Department of Public Works, and would reduce flood impacts to less than significant, the project’s debris basins, which were designed to control sediment transport and flows from the 50-year capital storm event, would not control flows from the 2-year, 24-hour event required in the Peak Flow Interim Standard. However, Addendum No. 1 further concludes that the revised project will meet the Interim Standard by making minor changes to the original design of the two proposed on-site water quality basins and/or via detention in over-sized pipes, and reports that the project would size and design the water quality basins or other hydraulic features (e.g., such as oversized pipes) as necessary to control the post-development runoff rates in order to meet the numeric flow criteria established by the Interim Standard, or such other standard as may be adopted from time to time by the Los Angeles County Department of Public Works under Part 4, § D.1 of the MS4 Permit. Any such modifications to the water quality basins would not result in any additional environmental impacts, as any expansion or deepening of the basins would occur within the already analyzed development footprint and the maximum detention of 40 hours would still be maintained, as well as all of the other water quality control characteristics of these basins. The revised project will incorporate these design changes to ensure that it meets this Interim Standard, or such other peak flow standard as may apply at

the time the project's final hydrology plan is approved, in order to meet the requirements of the NPDES Permit.

These improvements to the proposed water quality project design features will not create any new impacts or change the level of any of the potential impacts identified in the Draft EIR, and, as a result, the Draft EIR's conclusions that project development will have a less than significant impact on water quality will also apply to the revised project

Additionally, as a matter of clarification, certain Responses to Comments erroneously referred to a URS study entitled, *Draft Hybrid Functional Assessment of Wetland and Riparian Habitats for Newhall Ranch*, dated July 2004, and described as the *Draft Hybrid Functional Assessment of Wetland and Riparian Habitats for the Newhall Ranch Habitat Management Plan*. (See, e.g., Final EIR p. RTC-110.) That citation should have been to a URS study entitled, *A Functional Assessment of the Santa Clara River Within and Upstream of the Natural River Management Plan* (July 20, 2004), which is included in the Final EIR at **Appendix C** and which includes the information reported in the Responses to Comments.

i. Other Environmental Impact Areas Affected by the Reductions in Residential Units and Commercial Space

Other environmental areas addressed in the Final EIR are affected by the reductions in residential units and/or commercial space, including Education (Draft EIR Section 4.10), Library Services (Draft EIR Section 4.11), Parks and Recreation (Draft EIR Section 4.12), Fire (Draft EIR Section 4.13), Sheriff Services (Draft EIR Section 4.14), Population/Housing/Employment (Draft EIR Section 4.17), and Wastewater (Draft EIR Section 4.21). In all cases, the original project's impacts were considered to be less than significant. Based on the average household size of 3.056 persons (Draft EIR Section 4.17, Population/Housing/Employment), the revised project would generate a resident population of 3,328 persons, as compared to the original project's 3,615 persons, which is a reduction of 287 persons. Based on the entire record, the City has determined that the revised project, including, without limitation, its reductions in residential units and/or in commercial space and in the number of project residents, would not create new impacts or change the level of any of the potential impacts identified in the Draft EIR, and that, as a result, the Draft EIR's conclusions that project development will have a less than significant impact in these environmental areas will also apply to the revised project.

j. Other Environmental Impact Areas Not Affected By Project Revisions

The modifications to the original project encompassed in the revised project will not affect the physical conditions or characteristics of the project site so as to change the conclusions or the significance determinations made in Draft EIR Section 4.1, Geotechnical Hazards; Section 4.7, Land Use; Section 4.15, Human Made Hazards; Section 4.16, Visual Resources; Section 4.18, Cultural Resources; or Section 4.19, Agricultural Resources; or create new impacts in those areas. The City has determined, based on the entire record, that the Draft EIR's conclusions in these environmental areas would also apply to the revised project.