



NOTICE OF PREPARATION

TO: Distribution List (Attached)

Lead Agency:

Agency Name: City of Santa Clarita
Street 23920 Valencia Boulevard,
Address: Suite 300
City/State/Zip: Santa Clarita, California 91355
Contact: Aimee Schwimmer, AICP,
Associate Planner

Telephone: (661) 255-4330

Consulting Firm:

Name: Impact Sciences
Street Address: 803 Camarillo Street, Suite A
City/State/Zip: Camarillo, California 93012
Contact: Ms. Susan Tebo and
Ms. Minta Schaefer
EIR Project Managers
Telephone: (805) 437-1900

SUBJECT: Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Master's College Master Plan and Tentative Tract Map 66503

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report ("EIR") for The Master's College Master Plan project, located east of San Fernando Road, north of Dockweiler Drive and Deputy Jake Way, and within the Placerita Canyon Community, in the City of Santa Clarita. The Project Applicant is The Master's College, represented by Development Planning Services.

We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. As such, the comment period for the Initial Study/Notice of Preparation begins on November 1, 2006 and ends on November 30, 2006. Please send your written response to Aimee Schwimmer at the address shown above. We would appreciate the name of a contact person in your agency.

Also, the City of Santa Clarita will conduct a public scoping meeting on Thursday, November 30, 2006 beginning at 6:00 p.m. at City Hall located at 23920 Valencia Boulevard to accept comments on the scope of the EIR for The Master's College Master Plan project. This meeting will serve as a public forum to discuss the environmental issues identified in the Initial Study for the EIR, and any other issues identified by the public that should be included for further analysis within The Master's College Master Plan EIR.

Date: October 30, 2006

Title: Aimee Schwimmer, AICP, Associate Planner
Telephone: (661) 255-4330

**Initial Study
City of Santa Clarita**

Project Title/Master Case Number: 04-496
General Plan Amendment 04-009,
Zone Change 04-006,
Tentative Tract Map 04-009,
Hillside Review 04-010,
Oak Tree Report 04-050

Lead Agency name and address: City of Santa Clarita
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355

Contact person and phone number: Aimee Schwimmer, AICP
Associate Planner

Project location: The Master's College
21726 Placerita Canyon Road
Santa Clarita, CA 91322

Applicant's name and address: The Master's College
21726 Placerita Canyon Road
Santa Clarita, CA 91322

Project Site Assessor Parcel No. 2833-014-015, 021-024
2833-012-016, 17, 018
2833-013-020-024, 027, 029
2833-006-015-017
2834-027-057

General Plan designation: Residential Low (RL)
Private Education (PE)
Industrial Commercial (IC)
Open Space (OS)

Zoning: Residential Low (RL)
Private Education (PE)
Industrial Commercial (IC)
Open Space (OS)

PROJECT DESCRIPTION AND SETTING: This initial study has been prepared for the compilation and implementation of a Master Plan for the Master's College, associated land use designation amendments and tentative tract map for the creation of lots on land owned by The Master's College.

- A General Plan Amendment to the Land Use Element and to the Circulation Element is required for consistency between the proposed uses. The Land Use Element will be amended as the land to be subdivided and used for single family residential development is currently designated as PE (Private Education) and existing uses because some of the land owned by The Master's College and used as administrative and instructional functions of the college. The Circulation Element will be amended with this application because it currently designates Dockweiler Drive as a six lane roadway. With this amendment, Dockweiler Drive would be designated as a four lane roadway. This is to limit grading on the ridge that the alignment of Dockweiler Drive traverses within the project area. Also, so the width is consistent with the current portion of the street to the east of the project area, and the reduction in width will also allow for a feasible and safe installation of the street due to the anticipated grade of the street.
- A Zone Change is needed to ensure the General Plan and zoning designations of the project area are consistent. Areas to be changed with this entitlement are the area that will be subdivided and developed for single family residences, currently zoned PE (Private Education). This area is proposed to be designated RS for consistency with the proposed detached residential use. The other area currently zoned RL and the zone would change to PE because there are existing buildings on the site used by the college for instructional uses.
- The Tentative Tract Map is required for the creation of 54 detached condominium residential units for future development. The residential community will not be developed with this application, though the lots will be created and graded as part of this application. The earth will be used as part of the development of the future proposed entrance to the college, and the installation of the portion of Dockweiler Drive the applicant is responsible to install within the project area.
- The Hillside Review is required for any site where the average cross slope of the property exceeds 10%.
- The project site is within the City's Ridgeline Preservation Overlay Zone. The Ridgeline Alteration Permit is required because a Ridgeline has been located on the southwestern portion of the project site, in the location of the proposed Dockweiler Drive extension and main entrance to the college, and north of the tentative tract map. This Ridgeline will be altered with the installation of Dockweiler Drive extension, the construction of the tentative tract map, as well as the new entrance to the campus, known as The Hilltop Campus. The City's UDC requires a Ridgeline Alteration Permit be submitted when a site is within this Overlay Zone and when 2/3 of the overall height of the Ridgeline would be impacted with grading and construction, as would be with the grading and development associated with this proposal.
- Also this proposal includes the movement of approximately one million cubic yards of earth for the development of the new entrance to the College, the installation of Dockweiler Drive on the project site and the grading for the proposed pads for the detached single family lots.
- An Oak Tree Permit is required because there are a substantial number of oak trees on or around the project site that would be impacted with the proposed renovations to the existing college facilities, the new entrance and proposed buildings, and the grading that would occur with the installation of Dockweiler Drive and the tentative tract map. These

impacts include removals and encroachments, though no designated Heritage Oak trees will be removed with this proposal.

Setting

The Master's College campus is within the Community of Placerita Canyon in the City of Santa Clarita. This project area is located within the central portion of the City of Santa Clarita. Attached to this document is a Vicinity Map, Attachment A. This attachment highlights the contiguous properties in Placerita Canyon owned by The Master's College that comprise the project area for this master plan.

Placerita Canyon is a rural portion of the City. There are two entrances to the community, one entrance on Sierra Highway, to the east of the project area and one entrance off of San Fernando Road, to the west of the project area. The entrance to the community on San Fernando Road is also used as the main entrance to the college. Many of the roads in the Placerita Canyon Community are not improved and are not maintained by the City of Santa Clarita. The residents and businesses within the Community of Placerita Canyon pay a fee to the Placerita Canyon Property Owners Association to maintain these roads.

At the time of this writing, the City's Capital Improvements Division, Building and Engineering Department, is installing a backbone sewer along Placerita Canyon Road. The Master's College would hook up to when available. Most of the residences and other buildings in Placerita Canyon rely on septic tanks to service waste. As part of the installation of the backbone sewer, all existing buildings within 150 feet of the backbone are required to hook up to the backbone line within two years of the line's installation. All new buildings constructed in Placerita Canyon would be required to hook up to the backbone line as a condition of the building permit.

The Master's College

The Master's College campus consists of contiguous parcels of land that total approximately 95-acres in size. The college operates as a full service campus with dormitories, administrative buildings, a baseball field, and instructional buildings on the campus. Development of the campus was approved in the 1970's with a conditional use permit, and additional buildings have been added to the campus to this date. No Master Plan for the campus has been completed, though the college has requested entitlements for new development. Expansion of the campus has been issued for buildings such as the dorm at the western portion of the campus, and a new parking lot for the dorm. As a condition of approval for the dorm, the college was required to submit a master plan of the campus prior to any further land use entitlements issued for the college.

The College is situated within a rustic equestrian community, with uses that range from residential, a full-service movie studio, to a church day care. The necessity for a master plan came from an environmental standpoint as development of future buildings and additions to existing buildings needs to be analyzed on a large scale and analysis cannot be piece-mealed. Also, residents of the Placerita Canyon Community requested a master plan of the campus be provided that would include a circulation plan, and population counts of the faculty and students. The goals of this master plan are to inventory existing buildings and uses on the campus, create a

new main entrance to the campus, inventory proposed buildings on the campus and establish a student and faculty population cap.

Uses on the Site

The Master's College houses the Master's College campus, located on the 94.7-acre project area. The campus consists of multiple buildings and parcels with uses ranging from dormitories and administrative buildings, play fields. The property owners also store props and have designated parking areas on the 15-acre parcels. There are temporary offices located on the 10-acre site (Area A) used by staff of the current television production.

Placerita Canyon Special Standards District

Section 17.16.080 of the City of Santa Clarita Unified Development Code is the Placerita Canyon Special Standards District. The character of Placerita Canyon is a rustic, equestrian community with low-density residential zoning (RL) located in the central portion of the City of Santa Clarita. The uses in Placerita Canyon include single-family residences, a full service motion picture studio (Melody Ranch, 15 acres), a mobile home park (Placerita Canyon Mobile Home Park, 3.5 acres), churches, a private school (Town and Country School), and The Master's College (94.7-acre campus). The Placerita Canyon Special Standards District was established when the City incorporated and completed the first Unified Development Code and General Plan in 1990. The community was established to maintain the equestrian and rural character of the community, and to set up development standards for future development in the community.

Sections in the Placerita Special Standards District include property development standards for residential development, non-residential development. These standards pertain to pedestrian and equestrian trails, improvements to the river bottoms, street trees and sewer.

Biology

The project site has numerous oak trees. The proposed development would impact these oak trees by removing or encroaching upon the trees during development. The applicant's oak tree report would contain an inventory of the trees with mitigation for any impacts to the trees in compliance with the City's Oak Tree Ordinance and Oak Tree Preservation Guidelines.

Newhall Creek is located on the project site, though south of the area to be developed with the new chapel and entrance, Dockweiler Drive, and the proposed subdivision and extension of Deputy Jake Drive. This creek would be improved as part of this development because included in the master plan is a bridge to cross the river to access the Community of Newhall.

Grading and Site Preparation

The portions of the project site are flat. These portions are within the Canyon and are currently developed with the campus. This site is within the Ridgeline Alteration Overlay Zone. There is a Ridgeline along the southern portion of the project site in the general area of the Dockweiler alignment, north of the tentative tract map, and at the new entrance to the campus. Approximately 1,000,000 cubic yards of earth movement would occur on the project site for the construction of the chapel, installation of Dockweiler Drive and to grade the pads of the proposed subdivision. No import or export of earth is proposed.

Parking and Access

There are 996 parking spaces on the campus used by the staff, guests, and students. These spaces are located on the site. As the new entrance to the campus is installed, new parking for approximately 265 spaces would be installed.

Other public agencies whose approval is required:

Los Angeles County Fire Department
Los Angeles County Health Department
Department of Fish and Game
Army Corps of Engineers

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “**Potentially Significant Impact**” or a “**Potentially Significant Impact Unless Mitigation Measures Incorporated**” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

B. DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- [] I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- [] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Aimee Schwimmer, AICP, Associate Planner

Date

Fred Follstad, AICP, Senior Planner

Date

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

Potentially Significant Impact Less Than Significant Impact with Mitigation Less Than Significant Impact No Significant Impact

I. AESTHETICS - Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	[X]	[]	[]	[]
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	[X]	[]	[]	[]
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	[X]	[]	[]	[]
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Oak trees?	[X]	[]	[]	[]
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	[X]	[]	[]	[]
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	[]	[]	[]	[X]
g) Other _____	[]	[]	[]	[]

V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	[]	[]	[]	[X]
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	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial wind or water soil erosion or the loss of topsoil, either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	[X]	[]	[]	[]
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	[]	[]	[]	[X]
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	[]	[]	[]	[X]
f) Change in topography or ground surface relief features?	[X]	[]	[]	[]
g) Earth movement (cut and/or fill) of 10,000 cubic yards or more?	[X]	[]	[]	[]
h) Development and/or grading on a slope greater than 10% natural grade?	[X]	[]	[]	[]
i) The destruction, covering or modification of any unique geologic or physical feature?	[X]	[]	[]	[]
j) Other _____	[]	[]	[]	[]

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	[]	[]	[]	[X]
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	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
i) Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)?	[X]	[]	[]	[]
j) Other _____	[]	[]	[]	[]

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	[X]	[]	[]	[]
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	[]	[]	[]	[X]
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	[X]	[]	[]	[]
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	[X]	[]	[]	[]
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	[X]	[]	[]	[]
f) Otherwise substantially degrade water quality?	[]	[]	[]	[X]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Other modification of a wash, channel creek or river?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l) Impact Stormwater Management in any of the following ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Potential impact of project construction and project post-construction activity on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
v) Storm water discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetlands, etc.)	[X]	[]	[]	[]
vi Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	[X]	[]	[]	[]
vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	[X]	[]	[]	[]

IX. LAND USE AND PLANNING - Would the project:

a) Disrupt or physically divide an established community (including a low-income or minority community)?	[X]	[]	[]	[]
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	[]	[]	[]	[X]
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	[]	[]	[]	[X]

X. MINERAL AND ENERGY RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	[]	[]	[]	[X]
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	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE - Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	[X]	[]	[]	[]
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?	[]	[]	[]	[X]
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	[]	[]	[]	[X]

XIII. PUBLIC SERVICES - Would the project result in:

a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	[X]	[]	[]	[]
ii) Police protection?	[X]	[]	[]	[]
iii) Schools?	[]	[]	[]	[X]
iv) Parks?	[]	[]	[]	[X]

XIV. RECREATION - Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	[]	[]	[]	[X]
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	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	[X]	[]	[]	[]

XV. TRANSPORTATION/TRAFFIC - Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	[X]	[]	[]	[]
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	[X]	[]	[]	[]
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	[X]	[]	[]	[]
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	[X]	[]	[]	[]
e) Result in inadequate emergency access?	[X]	[]	[]	[]
f) Result in inadequate parking capacity?	[X]	[]	[]	[]
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	[X]	[]	[]	[]
h) Hazards or barriers for pedestrians or bicyclists?	[X]	[]	[]	[]

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING

a) Will the project have an adverse effect either individually or cumulatively, on fish and wildlife resources? Wildlife shall be defined for the purpose of this question as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for it's continued viability."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS:

Section and Subsections	Evaluation of Impacts
I. AESTHETICS	<p>The project site includes vacant land on a Ridgeline and a 95-acre college campus known as The Master's College. The project site is located adjacent to Dockweiler Drive, designated a Major Highway by the City's General Plan. Placerita Canyon Road, Quigley Canyon, Meadview Avenue and Placeritos Boulevard are used to access the existing campus. The proposed new construction and entrance to the site would be located within the Ridgeline Preservation Overlay Zone, and would therefore, be visible from public view surrounding the site from the community of Newhall, and from San Fernando Road, Valle Del Oro, the Dockweiler Drive extension and Deputy Jake Way.</p> <p>Due to the visibility of the project site, a potentially significant impact related to aesthetics could occur with the proposed development. Further review in the form of an environmental impact report is required to analyze aesthetic impacts anticipated with the proposed development.</p>

<p>II. AGRICULTURE RESOURCES</p>	<p>This development is to expand The Master's College campus, construct 54 units associated with a Tentative Tract Map and extend Dockweiler Drive. The land to be developed with this application is located within the Ridgeline Preservation Overlay Zone. The project will have no agricultural impacts associated with the proposed development.</p> <p>The proposed development will not have an impact on Prime Farmland, Unique Farmland, Farmland, or Farmland of Statewide importance. The project site has not been mapped or monitored by the California Resources Agency. No impact is anticipated.</p> <p>The proposed Master Plan, Tentative Tract Map and extension of a General Plan Road will not conflict with existing zoning for agricultural use or a Williamson Act contract, as the site is within the Ridgeline Preservation Overlay Zone and portions of the project site have been developed with a college campus. No impact is anticipated.</p> <p>The proposed development will not involve other changes in the existing environment which would result in the conversion to farmland to non-agricultural use. No impact is anticipated.</p> <p>No further environmental review related to agriculture is necessary for the proposed expansion to The Master's College, Dockweiler Drive alignment and subdivision of vacant land.</p>
<p>III. AIR QUALITY</p>	<p>This proposal is to install a General Plan roadway, install a new entrance to a college campus, and subdivide and grade for 54 residential lots. Temporary air quality impacts include construction and site preparation. Long-term impacts include traffic generated by the proposal will include stationary and mobile sources.</p> <p>Substantial long-term and temporary impacts could occur with the project. Further review in the form of an environmental impact report is required to analyze potential impacts.</p>
<p>IV. BIOLOGICAL RESOURCES</p>	<p>Oak trees are on and around the project site. There is riparian habitat along Newhall Creek, which is located on the southern portion of the project site. Impacts to oak trees and possible impacts to the riparian habitat may occur with this proposal. Further review in the form of an environmental impact report is necessary to analyze potential impacts.</p>
<p>V. CULTURAL RESOURCES</p>	<p>No cultural resources have been identified on the project site. No impacts to cultural resources are anticipated.</p>

VI. GEOLOGY AND SOILS	<p>The project site is located within Placerita Canyon and within the City's Ridgeline Preservation Overlay Zone.</p> <p>Earth movement is proposed to include the movement of 1,000,000 cubic yards of earth. Though no import or export will occur on the project site, there are sensitive receptors such as residences and schools within proximity to the proposed earth movement. Also, the earth movement will take place at the top and base of a Ridgeline.</p> <p>Further analysis in the form of an environmental review is necessary to analyze potential impacts.</p>
VIII. HYDROLOGY AND WATER QUALITY	<p>The proposed project will change drainage, as development would occur on a Ridgeline. Impermeable surfaces will be installed on the top of and at the base of the Ridgeline. The applicant will be required to submit information in compliance with NPDES standards prior to issuance of a grading permit.</p> <p>Further analysis in the form of an environmental impact report is required to analyze potential impacts.</p>

<p>IX. LAND USE AND PLANNING</p>	<p>One portion of the existing college campus, developed with offices and classrooms, is currently designated Residential Low (RL). The applicant has requested to change to designation of this area Private Education (PE), as part of this application. This will amend the City's zoning map and General Plan Land Use Element.</p> <p>The application also includes the request to change the designation of a vacant parcel on the southern side of the project site from PE to Residential Suburban (RS). This will amend the zoning map and General Plan designation of the site. This designation change will allow the proposed subdivision and site preparation for 54 residential units.</p> <p>The applicant is requesting approval of the change in designation of Dockweiler Road from Major Highway to Secondary Highway. This will amend the City's General Plan Circulation Element. This will change the ultimate width of Dockweiler Drive from 118 feet to 88 feet.</p> <p>Currently, the community of Placerita Canyon is bound by Ridgelines and is accessible from Placerita Canyon at San Fernando Road, and Placerita Canyon at Sierra Highway. The proposed project includes the installation of a new primary entrance to The Master's College, from Dockweiler Drive. The new entrance and development around the entrance will move primary access to the college from Placerita Canyon to a new entrance on a ridgeline that defines the community of Placerita Canyon. This new entrance would only be accessible to students, staff and guests of the college and would be used by residents of Placerita Canyon during an emergency.</p> <p>Further analysis in the form of an environmental impact report is necessary to determine the potential impacts of this development.</p>
<p>X. MINERAL AND ENERGY RESOURCES</p>	<p>No impacts are anticipated to mineral and energy resources with the expansion project.</p> <p>There are no know mineral resources on the project site and there is no known mineral resource recovery site in the project area. The applicant is strongly encouraged to utilize green building methods, therefore, the proposed expansion will not use energy in a wasteful manner.</p>

<p>XI. NOISE</p>	<p>This request is for the installation of a Secondary Highway, a new main entrance to a college campus, and the associated site preparation. It is anticipated that there will be a potentially significant impact related to the exposure of people to excessive groundborne vibration and groundborne noise levels as well as an increase in ambient noise levels in the project vicinity above levels existing without the project. Additional noise impacts related to the increase of vehicular traffic are anticipated and additional analysis in the form of an EIR is required.</p>
<p>XII. POPULATION AND HOUSING</p>	<p>This development will induce population growth, by creating 54 units for future development of residences, as well as new housing for students. This development would occur on vacant land, currently designated for residential and school uses. It has not been determined if this proposal will displace a substantial number of existing housing or people.</p> <p>Further review, in the form of an environmental impact report is necessary to analyze potential impacts from this proposal.</p>
<p>XIII. PUBLIC SERVICES</p>	<p>This request includes the installation of a General Plan Secondary Highway, a new main entrance to a 95 acre college campus. The impact this alignment of a Secondary Highway and access, creation of 54 residential units, and additional buildings on The Master's College campus will have on public services is unknown and needs to be analyzed in the form of an environmental impact report.</p>
<p>XIV. RECREATION</p>	<p>The project may have an impact on the use of the parks within the City of Santa Clarita.</p> <p>The application includes the improvement of area on a Ridgeline for college facilities including sports fields, trails and parkways on the campus. This request also includes the installation of a bridge across Newhall Creek for pedestrian access to the community of Newhall.</p> <p>Further analysis in the form of an environmental impact report is necessary to analyze potential impacts.</p>

<p>XV. TRANSPORTATION /TRAFFIC</p>	<p>The proposed project will cause an increase in traffic which may be substantial to the existing traffic load and capacity of the street system. The project site abuts the alignment of Dockweiler Drive and changes the primary access to The Master's College from Placerita Canyon to Dockweiler Drive. This request also extends Deputy Jake from the existing residential neighborhood to the proposed 54 units and connects to Dockweiler Drive, at the new college main entrance. The applicant shall submit a traffic study that analyzes the impacts anticipated with the proposed development.</p> <p>The proposed mall expansion will have a potentially significant impact on the level of service standard established by the City on San Fernando Road, Dockweiler Drive, Sierra Highway, and Valle Del Oro.</p> <p>The proposed development would also increase hazards due to design features on the project site a result of the new secondary highway alignment and access to the college and residential development.</p> <p>The proposed project may also conflict with adopted policies, plans or programs supporting alternative transportation and may have a potentially substantial impact which would create hazards or barriers for pedestrians and bicyclists. The applicant is required to submit a pedestrian circulation analysis through the campus to the surrounding communities.</p> <p>Additional analysis in the form of an environmental impact report is required to analyze potentially impacts related to transportation and traffic.</p>
<p>XVI. UTILITIES AND SERVICE SYSTEMS</p>	<p>The project would generate additional waste, as uses include residences, classrooms, offices and an auditorium. It is unknown if the project site is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.</p> <p>Further analysis, in the form of an environmental impacts report is necessary to analyze potentially significant impacts related to utilities and service systems.</p> <p>The project requires the preparation of a 610 Water Service Analysis by the local water purveyor due to its size. Further analysis in the form of an EIR is necessary to analyze potentially significant impacts related to water supply and availability.</p>