May 2007 NOP Response Letters

SOUTHERN CALIFORNIA

ASSOCIATION of GOVERNMENTS

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Orange County: Chris Norby, Orange County • Christine Barnes, La Palma • John Beauman, Brea • Lou Bone, Tustin • Debbie Cook, Huntington Beach • Leslie Daigle, Newport Beach • Richard Dixon, Lake Forest • Troy Edgar, Los Alamitos • Paul Glaab, Laguna Niguel • Robert Hernandez, Anaheim • Sharon Quirk, Fullerton

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San Bernardino County: Gary Ovitt, San Bernardino County • Lawrence Dale, Barstow • Paul Eaton, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCallon, Highland • Deborah Robertson, Rialto • Alan Wapner, Ontario

Ventura County: Linda Parks, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Art Brown, Buena Park

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

5.18.07

June 12, 2007

Mr. James Crow, Associate Planner
City of Santa Clarita
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

RE: SCAG Clearinghouse No. I 20070305 The Master's College Master Plan; Master Case #04-496

Dear Mr. Crow:

Thank you for submitting the **Master's College Master Plan; Master Case #04-496** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Master's College Master Plan; Master Case #04-496**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **May 16-31, 2007** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1856. Thank you.

Sincerely,

SHERYLL DEL ROSARIO
Associate Planner
Intergovernmental Review

RECEIVED
PLANNING DIVISION
JUN 14 2007
CITY OF SANTA CLARITA

Doc # 136719

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net

RECEIVED
PLANNING DIVISION
JUN 25 2007
CITY OF SANTA CLARITA

June 18, 2007

Mr. James Chow
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Re: SCH# 2006101171; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for The Master's College Master Plan; City of Santa Clarita; Los Angeles County

Dear Mr. Chow:

Thank you for the opportunity to comment on the above-referenced document. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:

- If a part or the entire (APE) has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

√ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ Contact the Native American Heritage Commission (NAHC) for:

* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.

- Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact.

√ Lack of surface evidence of archeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: List of Native American Contacts

Native American Contacts
Los Angeles County
June 18, 2007

Charles Cooke
32835 Santiago Road
Acton , CA 93510
(661) 269-1422
(661) 733-1812

Chumash
Fernandeno
Tataviam
Kitanemuk

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand , CA 91362
805 492-7255

Chumash
Tataviam
Fernandeño

Owl Clan
Qun-tan Shup
48825 Sapaque Road
Bradley , CA 93426
(805) 472-9536
(805) 835-2382 - CELL

Chumash

San Manuel Band of Mission Indians
Henry Duro, Chairperson
26569 Community Center Drive
Highland , CA 92346
(909) 864-8933
(909) 864-3370 Fax

Serrano

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez
981 N. Virginia
Covina , CA 91722
(626) 339-6785

Yowlumne
Kitanemuk

Fernandeno Tataviam Band of Mission Indians
Randy Guzman-Folkes, Dir. Cultural and Environmental Department
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(805) 501-5279 Cell
(818) 837-0796 Fax

Fernandeno
Tataviam

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@msn.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax

Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2006101171; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for Master Plan for The Master's College Master Plan; Santa Clarita; Los Angeles County, California.

Native American Contacts
Los Angeles County
June 18, 2007

Kern Valley Indian Council
Robert Robinson, Historic Preservtion Officer
P.O. Box 401
Weldon , CA 93283
brobinson@mchsi.com
(760) 378-4575 (Home)
(760) 549-2131 (Work)

Tubatulabal
Kawaiisu
Koso
Yokuts

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2006101171; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for Master Plan for The Master's College Master Plan; Santa Clarita; Los Angeles County, California.

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

RECEIVED
JUN 01 2007
PLANNING DIVISION

May 31, 2007

Mr. James Chow, Associate Planner
City of Santa Clarita
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Dear Mr. Chow:

Revised Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Master's College Master Plan and Tentative Tract Map 66503

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Initial Study/Environmental Assessment (IS/EA). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the IS/EA EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA webpages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/prdas/aqguide/aqguide.html. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (http://www.aqmd.gov).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li
LAC070522-02LI
Control Number

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
28648 The Old Road
Valencia, CA 91355
(661)294-5540
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

RECEIVED
PLANNING DIVISION
JUN 01 2007
CITY OF SANTA CLARITA

May 22, 2007

File No.: 540.9107.12757

Mr. James K. Chow, Associate Planner
City of Santa Clarita
23920 Valencia Boulevard, Suite #300
Santa Clarita, CA. 91355

Dear Mr. Chow:

This is in response to your Revised Notice of Preparation, Master Case #04-496, regarding the Master's College Master Plan. The proposed project will be primarily located in the incorporated City of Santa Clarita, and within the jurisdiction of the Los Angeles County Sheriff's Department. However, due to its close proximity to the SR-14 freeway, it is anticipated traffic enforcement, emergency incident management, public service, assistance and accident investigation, that is the responsibility of our agency, will be impacted.

This project will significantly increase traffic volume on all roads in the surrounding area; thereby impacting pocket sections of unincorporated County areas, as well as the freeway. Accordingly, this proposal may impact Departmental resources and the officers providing traffic enforcement, emergency incident management, public service, assistance and accident investigation.

Sergeant G. Jacobs will be our Department's contact person for the project. If you have any questions or concerns, she may be reached at the above address or telephone number.

Thank you for allowing us the opportunity to comment on this project.

Sincerely,

S. V. BERNARD, Captain
Commander
Newhall Area

cc: Southern Division

NEWHALL SCHOOL DISTRICT

nsd

RECEIVED
PLANNING DIVISION
MAY 29 2007
CITY OF SANTA CLARITA

May 23, 2007

Mr. James Chow
Associate Planner
City of Santa Clarita
23920 Valencia Boulevard
Valencia, CA 91355

Re: REVISED NOTICE OF PREPARATION
Project Title: Masters College Master Plan
Master Case #04-496
Location: East of San Fernando Road, north of Dockweiler Drive and Deputy Jake Way, within the Placerita Canyon community
Track/Parcel Map Number: 66503

Dear James:

This is a response to your request for comments on the Revised Notice of Preparation for the above referenced project, which includes fifty-four (54) detached condominium residential lots. While the Revised NOP states "No Impact," on schools (page 19 of 28) we feel any new homes in the area do have an impact and require mitigation. Newhall School District does not have a developer agreement for this project and we will not accept a simple statutory fee as mitigation for it.

In fact, we object to the approval of any new residential projects in the east Newhall vicinity. One of the elementary schools serving this area (Dr. J. Michael McGrath Elementary School) is currently near capacity. Another (Newhall Elementary) currently diverts students the Walnut/Newhall Avenue area into Wiley Canyon School. The City's desire to develop North Newhall and the potential impact of the redevelopment of downtown Newhall will eventually cause the capacity of the local elementary schools to be further overburdened. Even though the current plan is only for grading, this project will, when homes are constructed, add students to the enrollment area. A simple payment of fees will not mitigate the impact of this development nor will it assure adequate school housing for children from these homes.

The cumulative effect of this project and others being contemplated in the immediate vicinity will eventually have impact on local elementary schools.

Sincerely,

Marc Winger, Ed.D.
Superintendent

c: Members of the Governing Board, NSD

25375 Orchard Village Road, Valencia, California 91355-3000 • (661) 291-4000 • FAX (661) 291-4001

CASTAIC LAKE WATER AGENCY

RECEIVED
PLANNING DIVISION
MAY 29 2007
CITY OF SANTA CLARITA

May 25, 2007

James Chow, Associate Planner
Planning Department
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Re: Revised Notice of Preparation of a Draft Environmental Impact Report for the Master's College Master Plan

Dear Mr. Chow:

The Castaic Lake Water Agency (CLWA) has reviewed the Revised Notice of Preparation (NOP) and would like to resubmit the same comments for consideration in the preparation of the Draft Environmental Impact Report (Draft EIR) that were submitted for the previous NOP. Though the project description has been modified, the recommended mitigations suggested by CLWA would remain appropriate. The CLWA submitted these comments in a letter dated November 8, 2006, a copy of which is enclosed.

CLWA appreciates your consideration of these comments and would like to receive a copy of the Draft EIR.

If you have any questions or comments, please call Jeff Ford, Water Resources Planner, or me at (661) 297-1600.

Sincerely,

Michael Hurley
Water Resources Manager

Enclosure

DIRECTORS
E.G. "JERRY" GLADBACH
DEAN D. EFSTATHIOU
WILLIAM C. COOPER
ROBERT J. DiPRIMIO
WILLIAM PECSI
PETER KAVOUNAS
BARBARA DORE
THOMAS P. CAMPBELL
EDWARD A. COLLEY
JACQUELYN H. McMILLAN
R.J. KELLY

GENERAL MANAGER
DAN MASNADA

GENERAL COUNSEL
McCORMICK, KIDMAN & BEHRENS, LLP

SECRETARY
APRIL JACOBS

CASTAIC LAKE WATER AGENCY

November 8, 2006

Aimee Schwimmer, Associate Planner
Planning Department
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Re: Notice of Preparation of a Draft Environmental Impact Report for the Master's College Master Plan

DIRECTORS
E.G. "JERRY" GLADBACH
DEAN D. EFSTATHIOU
WILLIAM C. COOPER
ROBERT J. DiPRIMIO
WILLIAM PECSI
PETER KAVOUNAS
BARBARA DORE
THOMAS P. CAMPBELL
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JACQUELYN H. McMILLAN
R.J. KELLY

GENERAL MANAGER
DAN MASNADA

GENERAL COUNSEL
McCORMICK, KIDMAN & BEHRENS, LLP

SECRETARY
APRIL JACOBS

Dear Ms. Schimmer:

The Castaic Lake Water Agency (CLWA) has reviewed the Notice of Preparation (NOP) and would like to submit the following comments for consideration in the preparation of the Draft Environmental Impact Report (Draft EIR). The proposed project is a Master Plan, General Plan Amendment, Zone Change, Tentative Tract Map, Hillside Review, Ridgeline Alteration Permit and Oak Tree Permit for the future development of the Master's College campus. The project site is within the CLWA's wholesale service area and retail water service would be provided by the Newhall County Water District.

Section VIII of the Initial Study of the NOP concludes in the answer to question "b" that the project would have "no impact" on groundwater supplies or on groundwater recharge that might affect nearby well production. There is no supporting evidence for this conclusion given in the discussion portion of the Initial Study. In the absence of substantial evidence that there would be "no impact", it would be appropriate to discuss the potential impacts in the Draft EIR.

The Draft EIR should include a discussion of the obligation to pay facility capacity fees to the CLWA for any component of the proposed project that requires a connection to a potable water system. The fees will be used to offset the cost of wholesale water supply infrastructure and the acquisition of water supply and are, therefore, important background information for the water utilities impact analysis section of the Draft EIR.

On November 9, 2005, the CLWA Board of Directors and the Board of Directors of the Newhall County Water District adopted the 2005 Urban Water Management Plan (UWMP). Consistent with the requirements of the California Urban Water Management Planning Act, the UWMP was prepared to:

1. Accomplish water supply planning over a 25-year period in five year increments.

2. Identify and quantify adequate water supplies for existing and future demands, in normal, dry, and drought years.

3. Implement conservation and efficient use of urban water supplies.

The UWMP represents the most current information with regard to future water supplies within the CLWA's service area and demonstrates that the Santa Clarita Valley would have adequate water supplies through the year 2030. One of the assumptions in the UWMP was that potable water demand would be reduced from both existing and future users by no less than ten percent. Therefore, it is critical if the project is to avoid significant cumulative impacts to water supply that it incorporates water conservation measures into the project design. To ensure this occurs, the Master Plan, the General Plan Amendment and all other entitlements should include water conservation measures as conditions of approval.

In particular, all manufactured slopes/newly landscaped areas should include all appropriate Irrigation Best Management Practices as recommended by the Irrigation Association, Water Management Committee (http://www.irrigation.org/gov/pdf/IA_BMP_APRIL_2005.pdf). These measures can include, but are not limited to:

- Landscaped common areas shall be equipped with an Automatic Weather Based Irrigation Controller that will control the run times based on evapotranspiration for the time of year it is watering and be equipped with a rain sensing automatic shutoff; and,

- All irrigated landscaped areas in residential lots shall have irrigation controllers with a rain sensing automatic shutoff.

CLWA appreciates your consideration of these comments and would like to receive a copy of the Draft EIR.

If you have any questions or comments, please call Jeff Ford, Water Resources Planner, or me at (661) 297-1600.

Sincerely,

Dan Masnada
General Manager

cc: Steve Cole, Newhall County Water District
Tom Hawes, Castaic Lake Water Agency

James Chow

From: Squires, Rosalyn [RSquires@semprautilities.com]
Sent: Wednesday, May 30, 2007 3:06 PM
To: James Chow
Subject: TR 66503 - Masters' College Master Plan

May 30, 2007

City of Santa Clarita
Attn: James Chow
23920 Valencia Blvd, Suite 302
Santa Clarita, CA 91355

Subject: **Revised: Notice of Preparation of EIR - for Master's College Master Plan TTM 66503 - 21726 Placerita Canyon Road - Santa Clarita**

Southern California Gas Company Transmission Department has no facilities within your proposed improvement. However, our Northern Region may have some distribution facilities within your construction area. To assure no conflict with the local distribution's pipeline system, please contact them at (818) 701-3324.

Sincerely,

Rosalyn Squires

Pipeline Planning Assistant
Transmission Department

Rosalyn Squires
Transmission Pipeline Planner Assistant
(818) 701-4546

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

RECEIVED
PLANNING DIVISION
MAY 29 2007
CITY OF SANTA CLARITA

May 21, 2007

To: Reviewing Agencies

Re: The Master's College Master Plan
SCH# 2006101171

Attached for your review and comment is the Notice of Preparation (NOP) for the The Master's College Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

James Chow
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Ba

SCH# 2006101171
Project Title The Master's College Master Plan
Lead Agency Santa Clarita, City of

Type NOP Notice of Preparation

Description This project includes a Tentative Tract Map to create a residential subdivision at the terminus of Deputy Jake Drive, a Master Plan for the Master's College Campus build out and the installation of Dockweiler Drive. Entitlements submitted include a General Plan Amendment to the Land Use Element and to the Circulation Element; A Zone Change to ensure the General Plan and zoning designations of the project area are consistent; a Tentative Tract Map for the creation of 54 detached condominium residential units; a Conditional Use Permit to exceed a height of 35 feet and for a dirt haul route; a Hillside Review because the average cross slope of the property exceeds 10%; a Ridgeline Alteration Permit because a Ridgeline is in the location of the proposed Dockweiler Drive extension and main entrance to the college; and an Oak Tree Permit because there are 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.

Lead Agency Contact

Name James Chow
Agency City of Santa Clarita
Phone 661-255-4330 **Fax**
email
Address 23920 Valencia Boulevard, Suite 302
City Santa Clarita **State** CA **Zip** 91355

Project Location

County Los Angeles
City Santa Clarita
Region
Cross Streets Placerita Canyon Road and Meadview Avenue/Quigley Canyon Road
Parcel No. 2833-014-015, 021 thru 024/2833-012-016, 17, 18/2833-013-020-024, 27,
Township 29/2833-006-015-017/2834-0
Range **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Current Z & GP: Private Education (PE), Residential Low (RL), and Specific Plan - Open Space (SP-OS)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Water Supply

Reviewing Agencies Resources Agency; Department of Forestry and Fire Protection; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Ba.

Date Received 05/21/2007 ***Start of Review*** 05/21/2007 ***End of Review*** 06/19/2007

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: LOS ANGELES

SCH# 2006101171

Resources Agency

- [x] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  David Johnson
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [ ] **Dept. of Conservation**
  Sharon Howell
- [ ] **California Energy Commission**
  Paul Richins
- [x] **Dept. of Forestry & Fire Protection**
  Allen Robertson
- [ ] **Office of Historic Preservation**
  Wayne Donaldson
- [x] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **Reclamation Board**
  DeeDee Jones
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [x] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

Fish and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Game Region 2**
  Banky Curtis
- [ ] **Fish & Game Region 3**
  Robert Floerke
- [ ] **Fish & Game Region 4**
  Julie Vance
- [x] **Fish & Game Region 5**
  Don Chadwick
  Habitat Conservation Program
- [ ] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Gabrina Getchel
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
- [ ] **Dept. of Health Services**
  Veronica Malloy
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Debby Eddy
- [ ] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Ken Lewis
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Jean Sarino
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [x] **California Highway Patrol**
  Shirley Kelly
  Office of Special Projects
- [ ] **Housing & Community Development**
  Lisa Nichols
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Jeff Pulverman
- [ ] **Caltrans, District 4**
  Tim Sable
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Marc Birnbaum
- [x] **Caltrans, District 7**
  Cheryl J. Powell
- [ ] **Caltrans, District 8**
  Dan Kopulsky
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Mario Orso
- [ ] **Caltrans, District 12**
  Bob Joseph

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
  - [ ] Transportation Projects
    Ravi Ramalingam
  - [ ] Industrial Projects
    Mike Tollstrup
- [ ] **California Integrated Waste Management Board**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [x] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)
- [ ] **Other** _____

Last Updated on 05/16/07

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

RECEIVED
PLANNING DIVISION
JUL 17 2007
CITY OF SANTA CLARITA

June 20, 2007

IN REPLY PLEASE REFER TO FILE: LD-0

Mr. James Chow
Associate Planner
City of Santa Clarita
23920 West Valencia Boulevard, Suite 300
Santa Clarita, CA 91355-2196

Dear Mr. Chow:

NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT
MASTER'S COLLEGE MASTER PLAN
CITY OF SANTA CLARITA

Thank you for the opportunity to review the notice of preparation for a draft Environmental Impact Report (DEIR) for the above project. We offer the following comments for your consideration as you prepare the final DEIR.

Traffic

The traffic study shall be prepared using the County's Traffic Impact Analysis methodology when evaluating the County and/or County/City intersections. The study shall also address the cumulative impacts generated by this and nearby developments and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected intersections, the developer shall determine its proportionate share of traffic signal or other mitigation costs and submit this information to Public Works for review and approval. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on Public Works' website at http://ladpw.org/Traffic.

Hydrology

The Master Plan should include a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Show slopes for existing and proposed streets and driveways. The project is on or adjacent to Flood Zone A per the Federal Flood Insurance Rate Map. Encroachment into FEMA Zone A is not permitted prior to obtaining a Conditional Letter of Map Revision from FEMA. Additionally, please provide detention calculations and necessary maintenance access to the proposed 1-acre detention basin. Lastly, vicinity maps or site maps were not provided with this electronic copy.

Sewer

The DEIR shall discuss the collection and disposal of the additional wastewater that would be generated by the proposed project. The County of Los Angeles Department of Public Works Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewers within the City of Santa Clarita. The entire project will be required to be annexed to the Consolidated Sewer Maintenance District; however, there are no existing local sewers in the project area. Therefore, provisions must be made for the disposal of wastewater to local or trunk sewers.

When it is ready, please send three copies of the DEIR to:

Mr. Conal McNamara, AICP
County of Los Angeles
Department of Public Works
Land Development Division
P.O. Box 1460
Alhambra, CA 91802-1460

If the DEIR is available electronically or on-line, please forward it or the link to Mr. McNamara at cmcnamara@dpw.lacounty.gov.

If you have any questions, please contact Mr. McNamara at (626) 458-4948.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

For DENNIS HUNTER
Assistant Deputy Director
Land Development Division

CDM:ca
P:\ldpub\CEQA\Conal\Master's College Master Plan NOP.doc

MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

July 23, 2007

Via-E-Mail

Mr. James Chow
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Dear Mr. Chow:

Revised Notice of Preparation of a
Draft Environmental Impact Report for the Master's College Master Plan and Tentative Map 66503

The Metropolitan Water District of Southern California (Metropolitan) has received a copy of the Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for the Master's College Master Plan and Tentative Map 66503 (Project). The proposed Project is 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 (City). Although the comment period closed on June 20, 2007, Metropolitan is providing this letter in response to the NOP as a potentially affected Responsible Agency, pursuant to the State California Environmental Quality Act Guidelines, §15381. Metropolitan requests that our comments be included in the administrative record.

Metropolitan owns in fee a substantial portion of the real property subject to the Project for water conveyance purposes. Please show properties and related facilities on all your applicable plans. Metropolitan purchased and owns this property for operation of its drinking water pipeline, known as the Foothill Feeder Pipeline. Metropolitan's Foothill Feeder Pipeline is an approximately 246-inch diameter pipeline, which runs in a generally north-south direction and is within fee-owned right-of-way, traversing the Project site. Metropolitan is concerned with potential impacts to the existing facility and our property that may occur as a result of the proposed Project. The proposed Project must not restrict any of Metropolitan's day-to-day operations and/or its access to facilities. Nor can the Project affect the water quality of Metropolitan supplies by allowing for non-compatible land uses.

In reviewing this NOP, Metropolitan also obtained a copy of the Master's College Plan (dated November 1, 2006) from the City's web page. As fee owner, Metropolitan's consent will be necessary for any dedications of Metropolitan property to the City or any other public entity. While Metropolitan is willing to cooperate regarding the dedication of a road easement to the City, Metropolitan objects to the proposed public dedication of the entire parcel covered by this Project, as shown in The Master's College Master Plan (dated November 1, 2006).

Additionally, in order to avoid potential conflicts with Metropolitan's rights-of-way, we request that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. An initial set of plans was sent to Metropolitan's Substructures Team, and is currently being reviewed. Metropolitan must also be allowed to protect the integrity of the Foothill Feeder and all related infrastructure, and maintain its rights-of-way and access to all of its facilities at all times in order to repair and maintain the current condition of those facilities.

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564 or via e-mail at EngineeringSubstructures@mwdh2o.com. To assist in preparing plans that are compatible with Metropolitan's facilities and easements, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

Metropolitan requests that the City analyze the consistency of the proposed Project with the growth management plan adopted by the Southern California Association of Governments (SCAG). Metropolitan uses SCAG's population, housing, and employment projections to determine future water demand.

Additionally, Metropolitan encourages projects within its service area to include water conservation measures. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water to offset any increase in water use associated with the Plan.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future environmental documentation and the Draft EIR on this Project. If we can be of further assistance, please contact me at (213) 217-6217.

Very truly yours,

Delaine W. Shane
Interim Manager, Environmental Planning Team

LIM
(Public Folders/EPU/Letters/18-JUL-07A.doc – James Chow)

Enclosure: Planning Guidelines