

1.0 EXECUTIVE SUMMARY

PURPOSE

The purpose of the Executive Summary is to provide the reader with a clear and simple description of the proposed project and potential environmental impacts. Section 15123 of the State California Environmental Quality Act (CEQA) Guidelines requires that the summary identify each significant effect, recommended mitigation measures, and alternatives that would reduce or avoid potential significant impacts. The summary must also identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved including the choice among alternatives and whether or how to mitigate significant effects. This section focuses on the major areas of importance to decision makers and utilizes non-technical language to promote understanding.

PROJECT SUMMARY

The proposed project includes four distinct components.

- The Master's College Master Plan.
- Extension of Dockweiler Drive from its current terminus near Valle Del Oro, through The Master's College property south of the main campus, to the western boundary of The Master's College property. The western terminus of Deputy Jake Drive would then be extended and connected to the Dockweiler extension.
- A Tentative Tract Map (TTM) to allow for the future development of 54 condominium units north of the proposed Deputy Jake Drive extension on 4.7 acres, open space parcels, and portions of the Dockweiler and Deputy Jake Drive extensions. In addition, this component includes a 2.48-acre area that is proposed to be graded for future replacement of the existing 0.75-million-gallon water tank with a 5.0-million-gallon, 32-foot-tall, 132-foot-diameter water tank.
- The dedication of 20.5 acres of open space within The Master's College property south of the proposed Deputy Jake extension, including the 5-acre improved Creekview Park, to the City of Santa Clarita for parkland/open space purposes.

PROJECT LOCATION

The project site includes the 94.96-acre property owned by The Master's College; 7.02 and 0.61 acres to the east and west of The Master's College property, respectively, and 2.58 acres within a larger parcel owned by MWD that bisects the project site, which will accommodate the proposed Dockweiler Drive extension; and a 2.48-acre site to the east of The Master's College property where 0.75- and 3.0-million-gallon water tanks are located. The project site is located in Placerita Canyon within the City of Santa Clarita, east of State Route 126 (SR-126) and west of State Route 14 (SR-14), approximately 3.5 miles north of the SR-14 and Interstate 5 (I-5) interchange.

PROJECT SITE DESCRIPTION

The northern portion of the project site is surrounded by the Placerita Canyon community to the north, east, and west. The Placerita Canyon community is primarily composed of single-family residences, a mobile home park, movie studio, and schools. Open space and the Deputy Jake neighborhood also exist immediately to the east of The Master's College property with multi-family residences surrounding the current western terminus of Dockweiler Drive. Single-family residences within East Newhall abut the project site to the south. North Newhall and a 250-foot-wide property owned by MWD exist immediately to the west. A 12.6-acre swath of land owned by the Metropolitan Water District (MWD) runs through the southern portion of the site. The 94.96 acres owned by The Master's College exist to the north and south of the 12.6 acres owned by MWD.

The 94.96-acre property owned by The Master's College consists of The Master's College campus, vacant land and the 5-acre improved Creekview Park. The Master's College campus is composed of three areas located in the community of Placerita Canyon. The northernmost portion of the campus is bordered by Placeritos Boulevard to the south and Quigley Canyon Road to the west, with the northern boundary midway between Quigley Canyon Road and Oak Orchard Road and the eastern boundary perpendicular with the terminus of Placeritos Boulevard with Placerita Creek adjacent to the east. The area north of Placerita Canyon Road, east of Meadview Avenue, south of Placeritos Boulevard and east of Quigley Canyon represents the center of the three campus segments. The remainder and largest portion of The Master's College campus is bordered to the north by Placerita Canyon Boulevard, to the south by the non-linear, but roughly east/west trending ridgeline that runs through The Master's College property. Uses within the Placerita Canyon community abut the campus to the east and west and include a church, single-family residences and vacant land. Currently, the main college campus entrance is located on Placerita Canyon Road. Within the project site immediately south of the college campus is vacant land followed by the 12.6-acre MWD property. South of the MWD property is vacant land and the 5-acre improved Creekview Park. Newhall Creek generally trends east/west within the project site and the MWD property.

PROJECT DESCRIPTION

The Master's College Master Plan

The project applicant, The Master's College, has prepared The Master's College Master Plan (master plan) to ensure that The Master's College campus growth and development over the next 10 years is consistent with the goals, objectives, principles, and policies of all stakeholders, including the City of Santa Clarita and local community.

The proposed master plan is the implementing document for the City of Santa Clarita General Plan, the guide for The Master's College administration for all future campus improvements and the community's assurance that The Master's College campus is a well-integrated neighbor. The master plan includes a description of the existing campus, a development plan that includes development standards and design guidelines, implementation procedures and an analysis of the relationship between the master plan and the City of Santa Clarita General Plan. Additionally, the master plan establishes a maximum enrollment of 1,700, including 1,500 full-time and 200 part-time students through steady growth from the existing enrollment of 1,100 students over the next 10 years. Overall, development on campus would include

- a new chapel and conference facility which will be up to 55,000 square feet in size;
- two new academic buildings that will contain classrooms and a new library;
- a student plaza with an outdoor amphitheatre;
- expansion of the gymnasium;
- a new 120-bed student dormitory and pedestrian connection bridge;
- a new computer sciences building and an expansion of the existing student center and dining hall;
- the removal of parking and older buildings along Placerita Canyon Road to allow for the creation of a large green space and garden area;
- the creation of a large student/faculty parking area accessed from Dockweiler Drive and directly adjacent to the new chapel and academic buildings; and
- the creation of additional dormitory parking; and The design of two major pedestrian links between the new academic facilities and the existing academic facilities along Placerita Canyon Road.

Dockweiler Drive and Deputy Jake Drive Extensions

A proposed amendment to the Circulation Element of the general plan would reclassify Dockweiler Drive as a four-lane Secondary Highway. The Circulation Element includes the extension of Dockweiler Drive from its existing terminus to Lyons Avenue and designates the connected roadway as a six-lane major highway. According to the Circulation Element, a 6-lane major highway is designed to carry more than 50,000 average daily trips (ADT). However, the traffic volume expected on Dockweiler Drive would range from 25,000 to 35,000 ADT and the Secondary Highway designation is consistent with such a volume. Additionally, the precise location within the North Newhall Specific Plan where Dockweiler Drive would be connected is still being determined. Options under consideration by the City include connecting Dockweiler Drive at Lyons Avenue or 13th Street and both of these options could also include an additional north/south trending connection to Via Princessa. The proposed Dockweiler Drive

extension would have a maximum gradient of 7.6 percent rather than the City standard maximum of 7 percent. Proposed mitigation for the increased gradient includes prohibiting driveways on the portion reaching the 7.6 percent maximum and providing a lesser gradient for deceleration purposes at the campus main entrance. The proposed 92-foot right-of-way would include four travel lanes, two bike lanes, sidewalks, parkways, and a graded landscaped median consistent with City's standard street cross sections. Deputy Jake Drive was developed as part of Tract Map 53114, approved in 2001. Deputy Jake Drive begins at Valle Del Oro and terminates in a cul-de-sac at The Master's College property. Deputy Jake Drive is the main access for McGrath Elementary School, also created as part of Tract Map 53114. Deputy Jake Drive is classified as a 64-foot right-of-way residential street. The entry has a landscaped median for access to school and serves as an entry point for the residential development.

Tentative Tract Map 66503

The TTM includes the subdivision of 81.55 acres to create 17 residential lots, 2 HOA lots, 5 college lots, 2 public roadways, 1 water quality basin lot, and 3 open space lots. TTM 66503 would allow for the creation of 54 attached condominium residential units for future development, lots dedicated for open space purposes, and portions of the Dockweiler and Deputy Jake Drive extensions. A 12.6-acre swath of land owned by the MWD bisects the area included in TTM 66503. According to TTM 66503 dated June 17, 2008, portions of the campus south of Placerita Canyon Road and north of the proposed Dockweiler TTM 66503 is required for the creation of 54 attached condominium residential units for future development, and lots dedicated for open space purposes, and portions of the Dockweiler and Deputy Jake Drive extensions. The TTM would subdivide a total of 81.55 acres into 12 lots and two public roadways. A 12.6-acre swath of land owned by the MWD bisects the area included in TTM 66503. Lots 1 through 5 would remain under the ownership of The Master's College. Lots 6, 7, 11, 12, and both public roadways would be dedicated to the City of Santa Clarita. The residential lots (lots 8 through 10) will be prepared and graded as part of this application but the construction of the condominium units will occur in the future. The lots would be sold to a home development company and subsequent development plans will be reviewed by the Planning Division to ensure consistency with approvals. A Homeowners Association (HOA) responsible for maintaining the property would be run by the residents of the new condominium community. The soil moved during site preparation would be used for the development of the proposed main campus entrance on Dockweiler Drive, and installation of the portion of Dockweiler Drive for which the applicant is responsible.

Creekview Park and Adjacent Open Space Dedication

The proposed project includes lots dedicated to public park areas and the development of various trails throughout the site. Including the 5-acre Creekview Park, which is currently being leased from The

Master's College, approximately 20.5 acres of open space area would be located south of the Deputy Jake Drive extension. The 20.5 acres of open space would be dedicated to the City for future parkland/open space purposes. The open space area would not be developed as a part of this project.

An existing City-approved and accepted equestrian/pedestrian trail exists along the western portion of the site, runs through Newhall Creek and connects to Creekview Park. Following the extension of Dockweiler Drive, the applicant proposes to restore the trail by constructing a 12-foot-tall equestrian tunnel under Dockweiler Drive to connect to the existing trail. In addition, although a Downtown Newhall Specific Plan bridge across Placerita Creek to the Newhall Community Center and Metrolink station is not a part of this project; the applicant would be required to provide the necessary trail connections to the future bridge to Downtown Newhall. The applicant shall also be required to provide trail connections from Creekview Park to the Community Center and Metrolink Station.

TOPICS OF KNOWN CONCERN

To determine which environmental topics should be addressed in this EIR, the City of Santa Clarita prepared an initial study, and circulated it along with the NOP from November 1, 2006, through November 30, 2006, in order to receive input from interested public agencies and private parties. A revised Initial Study and NOP, which included the water tank project component and Conditional Use Permit (CUP) for the residential building height of three stories, was circulated from May 21, 2007, through June 21, 2007. As concluded in the original and revised initial study, the following topics are addressed in this document:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Fire Services
- Sheriff Services
- Transportation/Circulation
- Water Service
- Wastewater Disposal

Solid Waste

As concluded in the initial study, the following topics have not been included in this document because there is no potential for environmental impacts to:

- Agricultural Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Mineral Resources
- Parks
- Recreation
- Schools

IMPACTS, MITIGATION MEASURES, AND UNAVOIDABLE SIGNIFICANT IMPACTS

This EIR has been prepared to assess potentially significant impacts to the environment that could result from implementation of the proposed project. For a detailed discussion regarding potential impacts, refer to **Section 5.0, Environmental Impact Analysis**, of this EIR. In accordance with CEQA, a summary of project impacts is provided in the following summary table (**Table ES-1**). Also provided in the summary table is a list of the proposed mitigation measures that are recommended in response to project impacts identified in this EIR, as well as a determination of the level of significance of the impact after implementation of the recommended mitigation measures.

ALTERNATIVES

This EIR discusses five alternatives to the proposed project, which are analyzed in **Section 7.0, Project Alternatives**, of this EIR. These alternatives include the No Project Alternative, Ridgeline Alternative, Reduced Development/Oak Tree Alternative, Single-family Alternative, and Existing General Plan/Zoning Designation Alternative. Each is described below along with a summary of the comparative impact analysis contained in **Section 7.0**.

No Project Alternative

Under the No Project Alternative, none of the project components would be implemented. The proposed Master's College Master Plan would not be adopted, Dockweiler Drive and Deputy Jake Drive would not be extended, a portion of the project site would not be subdivided as delineated in TTM 66503, including the lots for the 54 condominium units, and 20.5 acres of open space and the 5-acre, improved Creekview Park would not be dedicated to the City of Santa Clarita for future parkland/open space purposes. Additionally, the 0.75-million-gallon water tank located east of The Master's College property would not be removed and replaced with a 5.0-million-gallon water tank.

The significant and unavoidable impacts identified in **Section 5.0** of this EIR would not occur with the implementation of the No Project Alternative. The impact to visual resources would not occur because several pieces of construction equipment, large piles of soil, and other debris would not be present on the site along with the appearance of the ridgeline while grading is underway. Additionally, without the modification of the ridgeline, the view of the project site from the surrounding area would not be altered and the associated cumulative visual resources impact would not occur. Air quality and noise impacts would not occur because estimated air pollutant emissions and noise levels associated with construction machinery would not be generated. Impacts to biological resources would not occur because vegetation communities would not be removed from the site. Finally, without project implementation, predicted solid waste volumes during construction and after buildout would not be generated. As this alternative would avoid all identified significant impacts, it would be environmentally superior to the proposed project.

Implementation of the No Project Alternative would not achieve any of the objectives established for the project components. The land use, circulation, and pedestrian objectives set by The Master's College for the campus would not be achieved because the master plan would not be implemented. Without the connection of Dockweiler and Deputy Jake Drives, the objectives of providing an efficient east-west thoroughfare through Newhall, a secondary emergency access roadway and redirecting campus access away from Placerita Canyon Road would not be met. The accommodation of projected regional growth in a location proximal to existing and planned infrastructure and services and in a manner that preserves sensitive habitat would not be accomplished as TTM 66503 would not be approved. Finally, the open space and recreation objectives associated with the Creekview Park and adjacent Open Space Dedication project component would not be attained.

Overall, the No Project Alternative would be environmentally superior as it would avoid all identified significant impacts. However, the No Project Alternative would not achieve any of the project objectives.

Ridgeline Alternative

The applicant and City considered an alternative that would eliminate modification to the on-site ridgeline and is, therefore, referred to as the Ridgeline Alternative. The Ridgeline Alternative is defined as a reconfigured master plan that does not include development within the Hilltop Campus and relocates all land uses proposed in the master plan to the North and Valley Campus areas. The Ridgeline Alternative also includes the Creekview Park and adjacent Open Space Dedication and water tank replacement as proposed. The reconfigured master plan would include a total of 128,638 square feet of new building space, including 20,138 square feet of additions to existing buildings. The MacArthur Chapel and dormitory would be reduced to 35,000 and 13,500 square feet, respectively. Additionally, the

overall classroom space would be reduced to 60,000 square feet. Dockweiler Drive and Deputy Jake Drive would not be extended under the Ridgeline Alternative. TTM 66503 would be revised to exclude the 54 multi-family dwelling units. Under the Ridgeline Alternative, none of the proposed grading on the ridgeline would occur, with the exception of pad preparation for the future water tank replacement.

Regarding significant and unavoidable impacts, the Ridgeline Alternative would avoid the impact to visual resources during construction, operation, and under a cumulative scenario; the air quality impact during construction; and the biological resources impact during operation and under a cumulative scenario. This alternative would substantially reduce the noise impact during construction and construction, operation, and cumulative solid waste impacts. Traffic impacts would be significant under the Ridgeline Alternative when compared to less than significant under the project as proposed. While impacts would be less than significant without mitigation under both scenarios, the effect on geology and soils, hydrology and water quality, fire services, sheriff services, water, and wastewater services would be less under this alternative. Impacts associated with land use and planning would be comparable to the proposed project. When considering population and housing, the proposed project is preferable. As a new significant impact to traffic would occur under the Ridgeline Alternative, the proposed project would be environmentally superior.

Under the Ridgeline Alternative, many of the objectives associated with the master plan and objectives established for the Creekview Park and adjacent Open Space component would be achieved while the objectives for the Dockweiler Drive and Deputy Jake extensions and TTM 66503 components would not be met.

Reduced Development/Oak Tree Alternative

The Reduced Development/Oak Tree Alternative would include a modified master plan which reduces proposed classroom buildings 41 and 42 shown on **Figure 2.0-7, Illustrative Master Plan**, from 60,000 to 30,000 square feet each and a reduction in the proposed dormitory building 44 from 120 to 60 beds. Additionally, the proposed chapel would be reduced in size from 55,000 to 35,000 square feet and constructed approximately 50 to 75 feet to the east of the location as proposed in the master plan. This alternative would include the extension of Dockweiler Drive and the Creekview Park and adjacent Open Space Dedication component as proposed, but would exclude the extension of Deputy Jake Drive and condominium units. Under the Reduced Development/Oak Tree Alternative, the total graded area would be reduced from 48.9 acres as proposed to 33.7 acres. Additionally, grading under this alternative would involve movement of approximately 0.8 million cubic yards of soil when compared to 1.2 million cubic yards under the project as proposed. Up to 39 oak trees of the 79 proposed for removal would be

preserved under this alternative due to relocation of the chapel and because Deputy Jake would not be extended.

The Reduced Development/Oak Tree Alternative would not avoid any identified significant impacts. This alternative would substantially reduce the construction, operation, and cumulative solid waste impacts, and project-level and cumulative biological resources impacts. Construction, operational, and cumulative visual resources impacts; and air quality and noise impacts during construction would be comparable to the proposed project under this alternative. While impacts would be less than significant without mitigation under both scenarios, the effect on geology and soils, hydrology and water quality, sheriff services, fire services, transportation and circulation, water services, and wastewater would be less under this alternative. Impacts associated with land use and planning would be comparable to the proposed project. When considering population and housing, the proposed project is preferable. Overall, the Reduced Development/Oak Tree Alternative would be environmentally superior to the proposed project.

Objectives established for the Dockweiler Drive and Deputy Jake Extensions and Creekview Park and adjacent Open Space components would be achieved while the objectives for the TTM 66503 components would not be met. Additionally, the master plan objective of maximizing the number of residents living on campus would not be achieved under this alternative.

Single-family Alternative

The Single-family Alternative would include the master plan and Creekview Park and adjacent Open Space components as proposed with the TTM 66503 component modified to include 21 two-story single-family homes instead of the 54 condominium units. Dockweiler Drive would be extended as proposed. Access to the 21 single-family homes would be provided via a roadway off of Dockweiler Drive, which would end in a cul-de-sac near the existing terminus of Deputy Jake Drive. The single-family lots would cover 4.7 acres resulting in an overall graded area of 48.9 acres under this alternative. Additionally, grading under the Single-family Alternative would involve movement of approximately 1.2 million cubic yards of soil, which is equivalent to that under the project as proposed.

The Single-family Alternative would not avoid any identified significant and unavoidable impacts. Short-term construction impacts to visual resources, air quality, noise, and solid waste; operational and cumulative visual resources impacts; and impacts to biological resources would be comparable to the proposed project. While impacts would be less than significant without mitigation under both scenarios, the effect on transportation and circulation, water services, and wastewater would be less under this alternative. Similarly, the operational and cumulative solid waste would be less under this alternative as less solid waste would be generated, though the impact would remain significant and unavoidable under

this alternative. Impacts associated with geology and soils, hydrology and water quality, land use and planning, and sheriff services would be less than significant, which is comparable to the proposed project. When considering population and housing and fire services, the proposed project is preferable. Overall, the Single-family Alternative would be environmentally superior to the proposed project.

Objectives associated with each project component would be met under Single-family Alternative.

Existing General Plan/Zoning Designation Alternative

As stated above, Section 15126(2)(4) of the *CEQA Guidelines* requires evaluation of what may reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The Existing General Plan/Zoning Designation Alternative would not include the proposed General Plan Amendments and Zone Changes for the portion of the college north of Placeritos Boulevard from RL (Residential Low) to PE (Private Education) and the area between the proposed Dockweiler Drive extension and Metropolitan Water District property from PE to the RM (Residential Medium) designation. Additionally, under this alternative, the Circulation Element would not be amended and the extension of Dockweiler Drive would remain as a Major Highway in the General Plan. Under the Existing General Plan/Zoning Designation Alternative, the TTM 66503 component would not be implemented and a modified master plan would place two 30,000-square-foot classroom buildings where the 54 condominium units are proposed. Overall, new campus building space would be equivalent to the project as proposed but would include four 30,000-square-foot classroom buildings rather than two 60,000-square-foot classroom buildings. Alternative 5 would not include residential units. This alternative would include the Creekview Park and adjacent Open Space component as proposed and the extension of Dockweiler Drive as a Major Highway with the extension of Deputy Jake Drive. Under the Existing General Plan/Zoning Designation Alternative, the total graded area would be 48.9 acres, which is equivalent to that under the project as proposed. Additionally, grading under this alternative would involve movement of approximately 1.2 cubic yards of soil, which is equivalent to that under the project as proposed.

The Existing General Plan/Zoning Designation Alternative would not avoid any identified significant and unavoidable impacts. Short-term construction impacts to visual resources, air quality, noise, and solid waste; operational and cumulative visual resources impacts; and impacts to biological resources would be comparable to the proposed project. While impacts would be less than significant without mitigation under both scenarios, the effect on transportation and circulation, water services, and wastewater would be less under this alternative. Similarly, the operational and cumulative solid waste impacts would be less under this alternative as less solid waste would be generated, though the impact would remain significant and unavoidable under this alternative. Impacts associated with hydrology and water quality,

land use and planning, sheriff services, and fire services would be less than significant, which is comparable to the proposed project. When considering geology and soils and fire services, the proposed project is preferable. Overall, the Existing General Plan/Zoning Designation Alternative would be environmentally superior to the proposed project.

Objectives associated with the Creekview Park and adjacent Open Space component while the master plan objective of locating campus functions, buildings and campus furniture to encourage interchange and discourage isolation, the Dockweiler Drive and Deputy Jake Extensions objective of providing an efficient east-west connection through Newhall and all of the objectives established for the TTM 66503 component would not be met.

Environmentally Superior Alternative

State CEQA Guidelines Section 15126.6(e)(2) requires an EIR to identify an environmentally superior alternative among those evaluated in an EIR. Of the alternatives considered in this section, the No Project Alternative is environmentally superior to the other alternatives, because this alternative would avoid the significant impacts identified for the proposed project. According to the *State CEQA Guidelines* if the No Project Alternative is identified as the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. The Ridgeline Alternative would have the least impact overall by avoiding short-term construction impacts to visual resources, substantially reducing short-term construction impacts to air quality and noise and the operational impact to visual and biological resources. However, the majority of the objectives established under the master plan; the objectives for the Dockweiler Drive and Deputy Jake extensions; TTM 66503; and Creekview Park and adjacent Open Space components would not be achieved under the Ridgeline Alternative.

AREAS OF CONTROVERSY

During the circulation of the Notice of Preparation and Initial Study to public agencies, several issues were raised which are addressed in the EIR.

- Traffic volume, road conditions, road width, travel delays, and speed limits for Deputy Jake Drive especially with regards to the McGrath Elementary School and potential to increase the number of accidents or result in substantial safety risks.
- Highway commuters and motorists utilizing Dockweiler Drive and Deputy Jake Drive as detours and route alternatives.
- Additional side street traffic that impedes access for residents on Deputy Jake Drive, Leonard Tree Lane and Valle Del Oro.
- The inclusion of the North Newhall Specific Plan in the traffic study.

- Campus parking supply, students parking off-campus in residential areas.
- Pedestrian safety promoted by the installation of additional sidewalks and crosswalks.
- Impacts on biological resources and habitats including the biological integrity of drainage systems and/or water bodies.
- Flooding as a result of additional development in Placerita Canyon.
- Increased noise from project land uses and traffic.
- Potential to experience an increase in crime rates.

PROJECT APPROVALS AND ENTITLEMENTS

The project applicant is requesting approval of Master Case 04-496, which includes The Master's College Master Plan 07-001, General Plan Amendment 04-009, Zone Change 04-006, TTM 66503, Conditional Use Permit 04-031, Ridgeline Alteration Permit 07-001, Hillside Review Permit 04-010 and Oak Tree Permit 04-050. These project approvals and entitlements are collectively referred to as "the project" and are discussed in detail later in this section and in **Section 5.6, Land Use and Planning**. Additional actions, such as grading and building plan review, would be required by the City to permit grading and construction activities on the site.

RESPONSIBLE AGENCIES

Under CEQA, a public agency, other than a lead agency, that has discretionary approval power over the proposed project is considered a "responsible agency" (*State CEQA Guidelines* Section 15381). No public agency, other than the City of Santa Clarita, has discretionary approval power over the proposed project; however, if the City approves this project, subsequent implementation of various project components could require discretionary approval authority from responsible agencies including, among others:

- Los Angeles Local Agency Formation Commission;
- California Department of Fish and Game;
- Los Angeles County Fire Department;
- Army Corps of Engineers;
- Los Angeles County Flood Control District
- Metropolitan Water District of Southern California; and
- Newhall County Water District.

**Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures**

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.1 VISUAL RESOURCES		
<p>Grading and other site preparation activities and construction of the proposed roadway extensions would distinctly alter the visual character of 48.9 acres of the project site because several pieces of construction equipment, large piles of soil, and other debris would be present and the appearance of the ridgeline would continually change as grading progresses. While the change in visual character associated with the first phase of project construction would be short-term, the impact is considered significant because the change in visual environment would be adverse. The impact is considered significant because the area involved would be clearly visible from the surrounding area. Additionally, development of the project site would alter the ridgelines and construct buildings on areas that are presently undeveloped. Cumulative development would alter the character of the valley by intensifying land use and introducing urban land uses to undeveloped areas. While aesthetic, light, and glare impacts can often be mitigated through a variety of measures, the overall change in visual character and increase in light and glare throughout the valley is considered a significant and unavoidable cumulative impact. Therefore, a significant and unavoidable visual resources impact would occur during construction, with project development, and under a cumulative scenario.</p>	<p>No feasible mitigation measures exist which would reduce the identified significant impacts.</p>	<p>Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.2 AIR QUALITY		
<p>Short-term construction impacts to air quality would occur because NO_x and PM₁₀ emissions generated during the first phase of project construction would exceed regional South Coast Air Quality Management District (SCAQMD) emissions thresholds. Additionally, a localized air quality impact would occur as project construction would result in PM₁₀ and PM_{2.5} emissions that exceed the localized significance thresholds at nearby sensitive receptors.</p>	<p>5.2-1 Develop a construction traffic emission management plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak-hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.</p> <p>5.2-2 Suspend the use of all construction equipment during first-stage smog alerts.</p> <p>5.2-3 Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment to the extent feasible.</p> <p>5.2-4 Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.</p> <p>5.2-5 Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.</p> <p>5.2-6 Use on-site electricity or alternative fuels rather than diesel-powered or gasoline-powered generators to the extent feasible.</p> <p>5.2-7 Prior to use in construction, the project applicant will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies, such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., will be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA and are commercially available and can feasibly be retrofitted onto construction equipment.</p> <p>5.2-8 Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.</p> <p>5.2-9 Water active sites at least three times daily during dry weather.</p>	<p>Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES		
<p>The principal direct impact of implementation of the proposed project is to convert approximately 43.5 acres of the project site (about 70 percent) from an undeveloped to a developed condition. A total net loss of 43.5 acres of wildlife habitat/natural open space as a result of conversion of undeveloped property to a developed condition will occur. Significant impacts would occur to one special-status plant community, coast prickly pear succulent scrub, and 14 potentially occurring special-status wildlife species. Additionally, the project proposes to remove 79 healthy oak trees, work within the dripline of 75 oak trees, and work within the 5-foot protected zone of 22 oak trees, all of which are significant impacts to oak trees on the project site. With the implementation of recommended mitigation measures, project-level impacts to biological resources would be less than significant. However, the cumulative loss of coastal sage scrub habitat in the Santa Clarita region is considered significant and unavoidable with implementation of this project.</p>	<p>5.3-1 Coastal sage scrub and chaparral communities that are disturbed by construction of the proposed project shall be restored on a 1:1 ratio (therefore, 22.6 acres of coastal sage scrub and 14.5 acres of chaparral) on open space areas on the project site or on other available property. A restoration plan shall be completed and specifies, at a minimum, the following: (1) the location of mitigation sites; (2) the quantity and species of plants to be planted; (3) procedures for creating additional habitat; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria and performance standards by which to measure success of the mitigation sites; (7) measures to exclude unauthorized entry into the riparian creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. This restoration plan shall be completed prior to construction of the proposed project.</p>	<p>Significant and Unavoidable</p>
	<p>5.3-2 The Coast Prickly Pear Succulent Scrub community shall be replaced on a 1:1 ratio on the project site. Therefore, 0.09 acre of Coast Prickly Pear Succulent Scrub shall be planted on the project site. The restoration of this plant community shall be described in a restoration plan along with the replacement of coastal sage scrub and chaparral communities prior to project construction as described in Mitigation Measure 5.3-1 above.</p>	<p>Less than significant</p>
	<p>5.3-3 The Scalebroom Scrub community shall be replaced where it is temporarily impacted by the installation of stormwater pipes (0.04 acre). Once installation of the stormwater pipes is completed, Scalebroom Scrub shall be planted on the fill that will cover the pipes to replace the Scalebroom Scrub community on a 1:1 ratio.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-4 Active nests of native bird species are protected by the Migratory Bird Treaty Act (16 U.S.C. 704) and the California Fish and Game Code (Section 3503). If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds (e.g., Coopers hawks or hummingbirds) and from mid March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. To determine the presence/absence of active nests, pre-construction nesting bird surveys shall be conducted weekly beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.</p> <p>Surveys shall include examination of trees, shrubs, and the ground for nesting birds. Several bird species such as killdeer and night hawks are known to nest on bare ground. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist, and verified by the California Department of Fish and Game. Typically, a 300-foot buffer is required for most species and a 500-foot buffer for raptor species. Buffer areas shall be delineated with orange construction fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone shall be verified by a qualified biologist prior to initiation of construction activities. The buffer zone shall remain intact and maintained while the nest is active (i.e.: occupied or being constructed by the adults bird(s)) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-5 Oak trees to be removed on the project site shall be replaced by purchasing new replacement trees according to the City of Santa Clarita Planning Department/Oak Tree Specialist rather than relocating oak trees from other portions of the project site. The Oak Tree Mitigation Plan proposed by the applicant shall reflect the replacement with new oak trees rather than relocation of existing trees on the project site. After review and approval by the City of Santa Clarita Planning Commission, the Oak Tree Mitigation Plan shall be implemented by the applicant.</p>	<p>Less than significant</p>
	<p>5.3-6 Except for City-approved encroachments as specified in the approved Oak Tree Mitigation Plan, construction impacts to tree protection zones shall be avoided by the following measures:</p> <ol style="list-style-type: none"> 1. Protective fencing must be installed for the protection of all oak trees as needed. Install a fence a minimum of 5 feet in height and 5 feet beyond the end of the branches (dripline). Stakes shall be strong enough to secure the fence for the duration of the project. The fence is to remain in place at all times. A gate is necessary for tree maintenance personnel. No building materials or equipment are to be stored within the fenced area. No temporary buildings are permitted within the tree protection zone. 2. If the governing agency allows trenching within a tree protection zone, the project arborist must be present and properly directing trenching work to reduce impacts to the tree. Trenching must be performed with hand tools or The Air Spade, which is a tool that uses compressed air to remove and break up soil without damaging roots. When installing utility lines (gas, water, landscape irrigation, etc.), if trenching is to occur within the protection zone of any tree, the project arborist must be present to help protect the interest of the trees. 	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3.6 (continued)</p> <ol style="list-style-type: none"> 3. The project consulting arborist shall be present during all grading operations within tree protection zones (TPZ). The TPZ is defined as the end of the branches (dripline) plus 5 feet. Hand grading, with hand tools only, is required within the TPZ. 4. Any root pruning, if necessary, shall be performed under the direction of the project’s consulting arborist. 5. Disposing of waste such as cement, concrete, petroleum products, paint, or any other material that may be toxic to plants shall not be permitted on site. 6. If questions arise regarding any action that may have a negative impact on an oak tree, the project arborist shall be contacted and consulted with before any such action occurs. 7. No equipment is to be used within the TPZ. Any digging, excavation, grading, or trenching within the TPZ should be done by hand in the presence of the project Oak Tree Consultant. 8. Any and all work within TPZs must be monitored by the Oak Tree Consultant as required by the governing agency. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-7 The applicant shall retain a qualified biologist with a CDFG Scientific Collection Permit and Memorandum of Understanding to conduct preconstruction surveys for the California Species of Special Concern that have the potential to occur within the project impact area. These wildlife species include silvery legless lizard, coast horned lizard, coastal western whiptail, coast patch-nosed snake, southern grasshopper mouse, San Diego desert woodrat, and San Diego black-tailed jackrabbit. All special-status wildlife species observed within the project site during preconstruction surveys shall be relocated, at the approval of the City and CDFG, to an approved site with suitable habitat for these species. Surveys and relocation of wildlife may occur prior to construction; however, focused surveys must occur within 30 days prior to construction to ensure that no special-status wildlife is present within the project site during construction. Survey and relocation methods shall be approved by CDFG prior to commencement of grading.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-8 Prior to project construction, the following is required to mitigate impacts to jurisdictional resources:</p> <ul style="list-style-type: none"> • A delineation and functional analysis of all waters, wetlands, and riparian corridors on the project site shall be conducted, and jurisdictional areas shall be confirmed by ACOE and CDFG. • Areas of impact proposed by the project shall be calculated and permits for these proposed impacts shall be obtained (the discharge of fill into ACOE jurisdictional areas will require a permit pursuant to Section 404 of the Clean Water Act and a 401 Certification from the State Water Resources Control Board, and any modification to a streambed, including removal of riparian vegetation, will require a streambed alteration agreement from CDFG pursuant to Section 1600 of the California Fish and Game Code). • A riparian mitigation plan shall be created for impacts to waters and streambeds on the project site. Impacts to waters of the U.S. under ACOE jurisdiction typically require a 3:1 mitigation area, and impacts to streambeds under CDFG jurisdiction typically require a 5:1 mitigation area. Mitigation can be completed on site or off site. The mitigation plan must be approved by ACOE and CDFG as part of the permit approvals, and shall be implemented concurrently with project construction. 	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-9 Fencing and signage shall be constructed and maintained by the Homeowner’s Association to deter residents and their pets from entering open space areas, except on designated trails.</p> <p>Fencing (i.e., ranch-rail) shall be constructed between the edge of the development area and open space area to deter humans and domestic animals from entering open space habitat areas.</p> <p>Native shrubs such as hoary-leaf ceanothus, Mexican elderberry, Nevin’s barberry, poison oak, and coast prickly-pear shall be planted along the fence to further deter access. Final fence design shall be approved by CDFG and the City of Santa Clarita Community Development Department. Fencing will not be placed within the ACOE or CDFG jurisdictional areas of the site.</p> <p>Signage shall encourage that human access into the open space areas occur only in designated locations (i.e., existing and future trails). All motorized vehicles shall be prohibited from entering the preserved natural open space areas with the exception of emergency or maintenance vehicles.</p> <p>Prohibitions against human, domestic animal, and motorized vehicle use in preserved natural open space areas shall be established by ordinance and/or the covenants conditions and restrictions (CC&Rs).</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-10 The landscaping plan(s) within common areas of the project shall be reviewed by a qualified botanist, who shall recommend appropriate provisions to prevent invasive plant species from colonizing in natural areas. These provisions may include the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. In addition, the college and residents shall be encouraged to plant non-invasive plant species within private yards. A list of plants to prohibit shall be developed by a qualified botanist and included in the CC&Rs and/or distributed by the homeowners association in the form of an informational brochure to home buyers. A list of invasive plant species developed by Impact Sciences is included in Appendix 5.3.</p>	<p>Less than significant</p>
	<p>5.3-11 CC&Rs for the proposed condominiums shall include the following lighting requirements:</p> <ul style="list-style-type: none"> • All street, residential, and parking lot lighting shall be downcast luminaries or directional lighting with light patterns directed away from natural areas. • Exterior lighting within the residential areas shall be limited to low voltage, and the use of low-pressure sodium (LPS) lamps shall be encouraged. • Security lighting shall be installed with motion detectors to ensure that light is only available when needed. 	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	<p>5.3-12 A City-approved biologist shall be retained by the applicant as a construction monitor to ensure that incidental construction impacts on retained biological resources are avoided or minimized. Responsibilities of the construction monitor shall include the following:</p> <ul style="list-style-type: none"> • Attend all pre-grading meetings to ensure that the timing and location of construction activities do not conflict with mitigation requirements. • Conduct meetings with the contractor and other key construction personnel, describing the importance of restricting work to within the project boundaries and outside of the preserved areas. The monitor shall also discuss staging/storage areas for construction equipment and materials. The biological monitor shall investigate all on site storage areas to minimize impacts to biological resources. • Guide the contractor in marking/flagging the construction area, in accordance with the final approved grading plan. Any construction activity areas immediately adjacent to special-status plant populations or other special-status resources may be directed to be flagged or temporarily fenced at the discretion of the monitor. • Periodically and routinely visit the site during construction to coordinate and monitor compliance with the above provisions. 	<p>Less than significant</p>
	<p>5.3-13 The construction contractor shall install temporary erosion control measures to reduce impacts to and protect on site drainages from excess sedimentation, siltation, and erosion. These measures shall consist of minimization of existing vegetation removal; the use of temporary soil covers, such as hydroseeding with native species, mulch/binder and erosion control blankets to protect exposed soil from wind and rain erosion; and/or the installation of silt fencing, coirs, berms, and dikes to protect storm drain inlets and drainages.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.3 BIOLOGICAL RESOURCES (continued)		
	5.3-14 No changing of oil or other fluids, or discarding of any trash or other construction waste materials shall occur on the project site. Vehicles carrying supplies, such as concrete, shall not be allowed to empty, clean out, or otherwise place materials into natural areas on or immediately adjacent to the site.	Less than significant
	5.3-15 Any equipment or vehicles driven and/or operated within or adjacent to drainages shall be checked and maintained daily, to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. No equipment maintenance shall be conducted within the drainage channels or within 50 feet of channels. (Fuel-powered vehicles and equipment shall not be left idling nor operated beyond periods need to accomplish approved tasks.)	Less than significant
	5.3-16 Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities in or adjacent to remaining open space areas shall be coordinated with the project biologist.	Less than significant
	5.3-17 Standard dust control measures of the South Coast Air Quality Management District shall be implemented to reduce impacts on nearby plants and wildlife. This includes a variety of options to reduce dust including replacing ground cover in disturbed areas as quickly as possible, watering active sites regularly, and suspending all excavating and grading operations during periods of high winds.	Less than significant
	5.3-18 Upon completion of construction, the contractor shall be held responsible to restore any haul roads, access roads, or staging areas that are outside of approved grading limits. This restoration shall be done in consultation with the project biologist.	Less than significant

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.4 GEOLOGY AND SOILS		
<p>The geotechnical analyses prepared for the project concluded that the project site is suitable for the proposed uses from a geotechnical perspective. As the uses proposed by the project are built out, site-specific geotechnical studies would be conducted to assure that no impact would occur as buildout on the site occurs. Mitigation measures are recommended which would reduce project impacts associated with unstable and expansive soils to a less than significant level.</p>	<p>5.4-1 The portions of the proposed project that include encroachment into the easement/property controlled by MWD for the portions of the proposed project that will include construction of a 25-foot-high, 2:1 (h:v) fill slope that will overlie existing fill shall be evaluated, including its ability to support the proposed fill slope. If the evaluation indicates that the fill slope would not be stable, the fill slope shall be redesigned to assure stability.</p> <p>5.4-2 Design response spectra ground accelerations for the site will need to be prepared for the Building Plan phase of development.</p> <p>5.4-3 Relatively loose granular alluvial soils that extend to depths as great as about 9 ft in portions of the tributary canyons areas where fill is proposed may be prone to dynamic densification as a result of future earthquake shaking. The potential for dynamic densification of these materials shall be mitigated by removal of the materials and then replacing them as compacted fill.</p> <p>5.4-4 For slopes prone to earthquake-induced sliding avoidance measures shall be included such as (setbacks), removal of surficial unstable materials, laying back slopes to a flatter gradient, buttressing, and diversion and/or collection of the expected volume of slide material by means of debris basins and/or impact walls.</p> <p>5.4-5 Stabilization, removal, or building setbacks shall be used to mitigation landslide hazard if landslides are discovered adjacent to proposed development areas. Landslides that will not affect the proposed grading concept shall be placed in designated Restricted Use Areas.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.4 GEOLOGY AND SOILS (continued)		
	<p>5.4-6 Cut-slope CS-5 is partially located within an area mapped as artificial fill; this portion of cut slope CS-5 is potentially unstable. Therefore, stability of this slope shall be investigated and evaluated at the Grading Plan phase. Cut slope CS-5 is proposed adjacent to an existing building (Building No. 14, "Slight Hall"). Potential adverse effects of the slope on the existing building shall be evaluated. If the proposed cut slope would have adverse affect on the existing building, the slope shall be reconfigured use of shoring shall be used to support/protect the existing building.</p> <p>5.4-7 The north-facing portion of cut-slope CS-6 may expose day lighted bedding planes of the Pacoima and Saugus Formations and may be unstable. Also, this slope will form the side slope of a water basin. Stability of this slope shall be evaluated at the Grading Plan stage to evaluate if buttressing or stability fills are needed.</p> <p>5.4-8 Due to the relatively low cohesion of the earth materials at the site, measures such as avoidance, stability fills, flattening of slopes to no steeper that 3:1 (h:v), seeding/planting of slopes, and use of mechanically stabilized earth slopes, to mitigate surficial stability of all cut slopes at the site shall be required.</p> <p>5.4-9 Slopes less than 20 feet in height that exhibit adverse conditions, such as day lighted bedding, artificial fill, fill over cut, or sliver that cut less than 10 feet horizontally to daylight, shall be mitigated using 15- to 20-foot-wide stability fills.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.4 GEOLOGY AND SOILS (continued)		
	<p>5.4-10 Cut slopes that do not comply with the applicable agency's requirements for static loading and for pseudo-static earthquake loading shall incorporate corrective measures such as avoidance (setbacks), cutting back to a shallower angle, or buttressing with compacted fill.</p> <p>5.4-11 Relatively low cohesion values were measured for remolded Saugus Formation materials, which are expected to comprise the majority of fills at the site. Additional direct shear testing shall be conducted to aid in evaluation of surficial stability of fill slopes proposed in the Preliminary Grading Plan. If surficial stability of proposed fill slopes would not be adequate based on the additional testing, one or more of the mitigation measures listed above in Mitigation Measure 5.4-8 shall be used.</p> <p>5.4-12 Fill composed of mixtures of native material types typically has higher shear strength than fill composed of just one native material type. Therefore, the additional shear strength testing shall be performed on samples that represent the mixture of materials that will be placed in the proposed fills. If surficial stability of proposed fill slopes would not be adequate based on the additional testing, one or more of the mitigation measures listed above in Mitigation Measure 5.4-8 shall be used.</p> <p>5.4-13 The in-situ and remolded ultimate/residual cohesion values measured by GAI for the Saugus and Pacoima Formation bedrock at the site are relatively low. Therefore, the static factor of safety of infinite 2:1 (h:v) cut and fill slopes typically is less than 1.5. One or more of the following measures shall be implemented to mitigate surficial stability of proposed cut and fill slopes, as appropriate.</p> <ul style="list-style-type: none"> • Avoidance. • Stability fills. • Flattening of slopes to 3:1 (h:v), or flatter. • Seeding/planting of slopes. • Guniting of slopes. • Mechanically Stabilized Earth (MSE) slopes. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.4 GEOLOGY AND SOILS (continued)		
	<p>5.4-14 Settlement of areas of fill that will be deeper than 40 feet shall be monitored (by survey of settlement monuments) in order to evaluate when the settlement rate of the fill is small enough to permit issuance of building permits.</p> <p>5.4-15 Stability of backcuts for retaining walls, particularly the wall that will be constructed adjacent to the existing water tank, shall be evaluated from the viewpoints of wall stability and of impacts on adjacent infrastructure. The factor of safety for the backcut slope for retaining walls should be at least 1.25, including the effect of surcharge loading from construction equipment.</p> <p>5.4-16 Drainage features shall be designed to prevent water from ponding on graded areas and from flowing over natural or constructed slopes, and should direct surface water to designed debris basins, where applicable. Debris material generated by erosion of site materials shall be contained inside the site boundaries.</p> <p>5.4-17 Expansive materials at the site shall be evaluated by the Project Geotechnical Engineer during the grading plan stage of development. Expansion potential of site soils can be mitigated by controlling the water content and density of fill soils, by specifying embedment and reinforcement of structures, and by removing the expansive materials and replacing them with compacted material with low expansion potential.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.4 GEOLOGY AND SOILS (continued)		
	<p>5.4-18 Shrinkage/bulking of on-site materials shall be estimated during future planning stages due to the presence of expansive soils on the site. The following shrinkage and bulking factors may be used for evaluation of cut and fill quantities:</p> <ul style="list-style-type: none"> • Existing artificial fill, colluvium, and alluvium are expected to reduce in volume (shrink) by as much as about 10 percent when excavated and subsequently compacted to the specified compaction density. • Pacoima and Saugus Formation materials are expected to increase in volume (bulk) by as much as 10 percent when excavated and subsequently compacted to the specified compaction density. <p>5.4-19 All slopewash materials shall be removed during proposed grading operations. All alluvium beneath proposed fill areas will be removed and recompacted, unless the alluvium is dense. Dense (granular) alluvium typically has a corrected Standard Penetration Test (SPT) resistance of at least 30 blows per foot or a Cone Penetration Test (CPT) resistance of at least 150 kilograms per square centimeter.</p> <p>5.4-20 Supplemental subsurface investigation for evaluation of the depth and lateral extent of soils with significant hydroconsolidation potential shall be performed at the Grading Plan phase of development for unexplored areas where fill will be placed. If other areas with hydroconsolidation-prone materials are discovered during grading operations, they can be mitigated by removing the hydroconsolidation prone materials and replacing them with compacted fill.</p>	
	<p>5.4-21 Prior to grading, planting, and irrigation of cut slopes and fill slopes shall be included in future design phases in order to improve surficial stability of slopes and to mitigate potential for erosion.</p> <p>5.4-22 Mitigation measures for geotechnical resources shall be implemented so as not to conflict with mitigation measures as set forth in Section 5.3, Biological Resources, of this EIR.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.5 HYDROLOGY AND WATER QUALITY		
<p>The proposed stormwater drainage system would consist of a series of conveyance lines throughout the project site, two swales in the eastern portion of The Master’s College campus and one swale south of the future 54-condominium unit development, two detention basins within the western portion of The Master’s College campus and one detention basin adjacent to Newhall Creek within the western portion of the project site. Implementation of the proposed drainage system would effectively regulate flow, velocity, and quality of stormwater runoff from the site. As a result, impacts related to drainage patterns, watercourses, erosion, and water quality would be less than significant.</p>	<p>Impacts would be less than significant and no mitigation measures are recommended.</p>	<p>Less than significant</p>
5.6 LAND USE AND PLANNING		
<p>The project applicant is requesting approval of Master Case 04-496, which includes The Master’s College Master Plan 07-001, General Plan Amendment 04-009, Zone Change 04-006, TTM 66503, Conditional Use Permit 04-031, Ridgeline Alteration Permit 07-001, Hillside Review Permit 04-010 and Oak Tree Permit 04-050. The proposed project would be consistent with the applicable goals and policies of the City of Santa Clarita General Plan and therefore would not conflict with the General Plan or zoning ordinance and impacts would be less than significant.</p>	<p>Impacts would be less than significant and no mitigation measures are recommended.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.7 NOISE		
<p>Construction of the proposed project would require site preparation, utility infrastructure installation, and roadway and building construction. Each of these construction phases typically involves the use of heavy-duty equipment, all of which would expose off-site residents, students, employees, and visitors to temporary noise impacts. Project construction noise would intermittently exceed the noise limits adopted for residential zones in Section 11.44.040 of the Noise Ordinance, resulting in temporary, unavoidably significant noise impacts at nearby residences.</p>	<p>5.7-1 Pursuant to Section 11.44.080 of the City’s Noise Ordinance, no construction work shall occur within 300 feet of occupied residences except between the hours of 7:00 AM and 7:00 PM Monday through Friday, and between 8:00 AM and 6:00 PM on Saturday. No construction work shall occur on Sundays, New Year’s Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.</p> <p>5.7-2 When construction operations occur within 300 feet of on- or off-site occupied residences, and when it is determined by City staff during routine construction site inspections that the construction equipment could generate a noise level at those residences that would be in excess of normally acceptable noise levels of the <i>City Land Use Compatibility Guidelines</i>, implement appropriate additional noise reduction measures. These measures shall include among other things changing the location of stationary construction equipment, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.</p> <p>5.7-3 Construction staging areas shall be located on site to maximize the distance between staging areas and occupied on- and off-site residences.</p>	<p>Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.7 NOISE (continued)		
	<p>5.7-4 Prior to issuance of building permits for the 54-unit condominium development identified in Tentative Tract Map 66503, a detailed acoustic analysis shall be performed by a qualified noise consultant to evaluate the ambient noise environment. The analysis shall be based upon final site grades, building orientation, and noise exposure, and shall specify all practical noise insulation features necessary to ensure interior residential noise environments do not exceed 45 dB(A). These noise insulation features shall be implemented and may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • All windows, both fixed and operable, shall consist of either double-strength glass or double-paned glass. All windows facing sound waves generated from the mobile source noise shall be manufactured and installed to specifications that prevent any sound from window vibration caused by the noise source. • Doors shall solid core and shall be acoustically designed with gasketed stops and integral drop seals. • If necessitated by the architectural design of a structure, special insulation or design features shall be installed to meet the required interior ambient noise level. • The exterior walls of living areas shall be of a special type construction and/or include special insulation, depending on the maximum ambient noise levels generated at any time in a particular area. 	
	<p>5.7-5 Balconies are considered exterior living areas and must also meet the exterior noise standard. Therefore, based on the acoustic analysis required in Mitigation Measure 5.7-4 balconies shall either be discouraged on residential units where they would be exposed to exterior noise levels greater than the 65 dB(A) CNEL standard for multi-family residences through architectural or site design, or balconies in such areas shall be enclosed by solid noise barriers, such as three-eighths-inch glass or five-eighths-inch Plexiglas to a height specified by a qualified noise consultant.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.8 POPULATION AND HOUSING		
<p>The master plan proposes an enrollment cap of 1,700 students, including 1,500 full-time and 200 part-time students. The Master’s College has a current student enrollment of approximately 1,100. Using the January 2006 Department of Finance figure for average household size within the City, the 54 condominium units proposed for future construction would house 167 persons. Other project components, including the extensions of Dockweiler Drive and Deputy Jake Drive, and the dedication of 20.5 acres of vacant land for future parkland/open space purposes would not generate a resident population. Additionally, removal of a 0.75-million-gallon water tank followed by installation of a 5.0-million-gallon water tank would not generate a resident population. Overall, the project would add 767 persons to the City of Santa Clarita population. Master plan implementation would create 25 new faculty and 83 new staff positions at The Master’s College. Construction associated with all project components would also generate temporary jobs throughout project implementation. Relative to the year 2020 City and Santa Clarita Valley population projections, population and employment generated by the project is considered negligible (1.1 and 0.2 percent of the 2020 projections, respectively). Therefore, population and employment impacts would be less than significant. Additionally, as the project would add rather than displace housing in the City, housing impacts would be less than significant.</p>	<p>Impacts would be less than significant and no mitigation measures are recommended.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.9.1 FIRE SERVICES		
<p>Fire service to the proposed project would be funded through payment of developer fees. Developer fees would be used to help fund construction of new facilities and additional equipment. The master plan, Dockweiler Drive and Deputy Jake Drive extensions, and the Tentative Tract Map (TTM) to allow for the future development of 54 condominium units would be required to meet County codes and requirements, which have been adopted by the City, with respect to providing adequate fire protection services to the site during both the construction and operational stages of the project. As a result, the project would not diminish the staffing or the response times of existing fire stations in the City of Santa Clarita, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels in the City. Therefore, the proposed project would not have a significant project-specific or cumulative impact on fire protection services in the City of Santa Clarita.</p>	<p>Impacts would be less than significant and no mitigation measures are recommended.</p>	<p>Less than significant</p>
5.9.2 SHERIFF SERVICES		
<p>Implementation of the proposed master plan and 54 condominium units would incrementally increase the demand for Sheriff's Department services on the project site and the local vicinity in terms of personnel and equipment needed to adequately serve the project site at buildout. The project would generate revenue for the City of Santa Clarita through property taxes, sales taxes, users' taxes, fees, and assessments. Although the project would increase demands for Sheriff's services, the most common and frequent service demands can be met by The Master's College Campus Security. Therefore, no significant impacts to the Sheriff's Department would result from project implementation. Additionally, the CHP has indicated that the proposed project would not have a significant impact on the services they provide.</p>	<p>Impacts would be less than significant and no mitigation measures are recommended.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.10 TRANSPORTATION AND CIRCULATION		
<p>At buildout, the master plan and 54 condominium unit project components would generate an additional 1,884 average daily trips (ADT) to the college campus. The project components consisting of the proposed extension of Dockweiler Drive and Deputy Jake Drive, parkland/open space dedication and water tank replacement would not generate vehicle trips though the roadway extensions would modify the circulation pattern in the project area. Project buildout would significantly impact the intersection of Sierra Highway and Placerita Canyon Road. Recommended mitigation measures would reduce impacts at these intersections to less than significant.</p>	<p>5.10-1 Sierra Highway shall be restriped to include a northbound right-turn lane at the intersection of Sierra Highway and Placerita Canyon Road.</p> <p>5.10-2 The two westbound through lanes of Placerita Canyon Road at Sierra Highway shall be reconfigured to a shared left/through/right-turn lane and a designated right-turn lane through striping.</p> <p>5.10-3 The traffic signal at Placerita Canyon Road and Sierra Highway shall be modified for split-phasing for Placerita Canyon Road approaches and provide right-turn overlap phasing for northbound (Sierra Highway) right turn lanes.</p> <p>5.10-4 The project shall fund its calculated fair share of improvements to augment the capacities of affected roadways.</p>	<p>Less than significant</p>
5.11.1 WATER SERVICES		
<p>Implementation of the proposed master plan and 54 condominium units would pose an overall increased water demand of 63.46 acre-feet per year within the Newhall County Water District (NCWD) service area. As the NCWD and Castaic Lake Water Agency (CLWA) have indicated that there are enough supplies available to meet projected demand through 2030, the proposed project would have a less than significant impact to water services. Additionally, as the CLWA would have sufficient supply to serve the Santa Clarita Valley at buildout, cumulative impacts would be less than significant. While impacts would be less than significant, mitigation measures are recommended to reduce water usage resulting from the proposed project.</p>	<p>5.11.1-1 The project's landscape plans shall include a palette rich in drought-tolerant and native plants.</p> <p>5.11.1-2 The project's grading/landscape plans shall include a note requiring landscaping with materials that will eventually naturalize, requiring minimal irrigation.</p> <p>5.11.1-3 Water conservation measures as required by the State of California shall be incorporated into all irrigation systems.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.11.2 SOLID WASTE		
<p>Upon project buildout, assuming no solid waste from the proposed project would be recycled (a worst-case scenario); the uses proposed in the master plan and the 54 condominium units would generate approximately 647 pounds of solid waste per day. This is equivalent to approximately 118 tons per year. Although these project components would generate approximately 118 tons of waste per year, it can be assumed that the project will meet the current City landfill diversion rate of 50 percent and, therefore, generate 59 tons per year. The master plan and 54 condominium unit project components may also generate household-type hazardous wastes. Cumulative development within the Santa Clarita Valley area would generate 393,455 tons per year of solid waste, as well as hazardous waste. The project's 118 tons per year (without recycling) would represent 0.03 percent of this valley-wide total.</p>	<p>5.11.2-1 During site preparation and construction activities, the project applicant shall comply with all state, County, and City regulations and standards with respect to solid waste reduction, recycling and disposal, including compliance with Assembly Bill 939, which requires a minimum of 50 percent of solid waste diversion from landfill disposal.</p> <p>5.11.2-2 Solid waste collection/recycling areas are to be compatible with nearby structures (match existing architecture and have a solid roof), secure, protected against adverse environmental conditions, clearly marked, adequate in capacity, number and distribution, and contain a sufficient number of bins, to serve the recycling needs of the development (Model Ordinance).</p> <p>5.11.2-3 Design and construct collection/recycling areas to accommodate front-loader packing trucks, including maneuvering room (Model Ordinance).</p> <p>5.11.2-4 Design and construct driveways and/or travel aisles with adequate width and maneuverability space for unobstructed garbage collection, trash container storage and vehicle access and clearance (Model Ordinance).</p>	<p>Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.11.2 SOLID WASTE (continued)		
<p>Land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. This is not to say, though, that alternative solid waste disposal technologies that could substantially reduce landfill disposal will not be developed and legislatively approved in the future; given the market forces that drive the solid waste industry, it seems reasonable to assume they will. However, until other disposal alternatives that will be adequate to serve existing and future uses for the foreseeable future are found and because landfill space is a finite resource project, the potential project and cumulative solid and hazardous waste impacts are considered unavoidably significant.</p>	<p>5.11.2-5 Post signs at all access points of the recycling areas that clearly identify all recycling and solid waste collection and loading areas and the materials accepted therein (Model Ordinance).</p> <p>5.11.2-6 Commercial and industrial development must have a minimum of 2 yard containers for the first 10,000 square feet and 1 container for each additional 20,000 square feet.</p> <p>5.11.2-7 Multi-family development must have one 3-yard recycle bin and one 3-yard garbage bin for each 10 dwelling units. Bins shall be arranged in enclosures to house 2 or 4 bins with half of the area designated for recycling.</p> <p>5.11.2-8 Locate recycling/separation areas in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.</p> <p>5.11.2-9 Locate recycling/separation areas to not be in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation, or safety.</p> <p>5.11.2-10 Locate recycling/separation areas so they are convenient for those persons who deposit, collect, and load the recyclable materials.</p> <p>5.11.2-11 Place recycling containers/bins so that they do not block access to each other.</p> <p>5.11.2-12 Reduce yard waste on the project site through the use of xeriscape techniques and the use of drought-tolerant and native vegetation in common area landscaping wherever possible.</p> <p>5.11.2-13 If possible, kitchen, garage, or garden design shall accommodate trash and recyclable components to assist in the City's recycling efforts. This includes a design to accommodate a minimum of three 90-gallon containers in locations allowable under the CC&Rs.</p> <p>5.11.2-14 First-time buyers shall receive educational material on the City's waste management efforts. Educational material shall be passed to consecutive buyers using the CC&Rs.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
5.11.2 SOLID WASTE (continued)		
	<p>5.11.2-15 The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection, and disposal of solid and hazardous wastes.</p> <p>5.11.2-16 The applicant shall comply with the City of Santa Clarita Construction and Demolition Ordinance.</p> <p>5.11.2-17 Place recycling bins for glass, metals, paper, wood, plastic, greenwastes, and cardboard on construction sites to ensure their use by construction workers to then be trucked to recycling/processing facilities.</p> <p>5.11.2-18 In construction specification and bid packages, require building materials made of recycled materials, to the extent possible.</p>	
5.11.3 WASTEWATER DISPOSAL		
<p>Implementation of the proposed master plan and 54 condominium units would pose an overall increased wastewater generation of 67,074 gallons per day within the Santa Clarita Valley Sanitation District (SCVSD) service area. The SCVSD is served by two wastewater treatment plants with a current combined treatment capacity of 28.1 million gallons per day (mgd). Since the plants currently treat only 21.1 mgd, the plants have sufficient capacity to accommodate the project-generated wastewater increase. Therefore, the proposed project would have a less than significant impact to wastewater services. The cumulative increase in wastewater generation in the Santa Clarita Valley would exceed the SCVSD's future treatment capacity of 34.1 mgd. If buildout of the Santa Clarita Valley was permitted without provision of additional treatment capacity, significant wastewater disposal impacts would occur. However, since the SCVSD would not issue connection permits if treatment capacity is not available, no significant cumulative wastewater impacts would occur.</p>	<p>Impacts would be less than significant and no mitigation measures are recommended.</p>	<p>Less than significant</p>