

7.0 PROJECT ALTERNATIVES

PURPOSE

This section of the EIR provides a comparative analysis of the merits of alternatives to the proposed project pursuant to Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines, as amended. This section of the EIR provides a comparative analysis of the merits of alternatives to the proposed project pursuant to Section 15126.6 of the State CEQA Guidelines, as amended. The purpose of the alternatives analysis is to identify potentially feasible ways to avoid or substantially lessen significant effects of the project. According to the State CEQA Guidelines, an EIR needs to examine a reasonable range of alternatives to a project, or its location, which would feasibly meet most of the basic objectives of the project while avoiding or substantially lessening significant impacts. When addressing feasibility, the State CEQA Guidelines Section 15126.6 states that “[a]mong the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the applicant can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent).” The State CEQA Guidelines also specify that the alternatives discussion should not be remote or speculative, and need not be presented in the same level of detail as the assessment of the proposed project.

Therefore, based on the State CEQA Guidelines, several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include (1) the nature of the significant impacts of the proposed project; (2) the ability of alternatives to avoid or substantially lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives. These factors are unique for each project. Each alternative selected for evaluation in this EIR is described below and followed by a comparative analysis.

IDENTIFIED SIGNIFICANT IMPACTS

Section 5.0, Environmental Impact Analysis, of this EIR, identified significant and unavoidable environmental impacts related to the proposed project. Identified impacts that would occur during project construction include visual resources, air quality, noise, and solid waste. After project build-out, visual resources and solid waste impacts would also occur. Identified cumulative impacts include visual resources, biological resources, and solid waste.

Section 5.0, Environmental Impact Analysis, this EIR, identified significant impacts that could be mitigated to a level of less than significant. Impacts that would be reduced to less than significant with

recommended mitigation measures include biological resources, geology and soils, noise, and transportation and circulation.

Section 5.0, Environmental Impact Analysis, this EIR, concluded impacts related to hydrology and water quality, land use and planning, population and housing, fire services, sheriff services, water services, and wastewater services would be less than significant without mitigation.

PROJECT OBJECTIVES

The Master's College Master Plan

Land Use Objectives

- (a) Develop a campus that fosters positive interchange between all students, faculty, and administration by:
- Constructing a chapel to enable students, faculty and administration to worship together;
 - Encouraging spiritual growth through maintaining the rural environment to provide for quiet reflective learning;
 - Locating campus functions, buildings and campus furniture to encourage interchange and discourage isolation;
 - Maximizing the number of residents living on campus;
 - Improving services to those that live off-campus;
 - Providing central student services, including dining, to allow the student body to interact;
 - Enhancing outdoor gathering spaces at the North Campus, Duncan Center, administration building and The Oaks; and
 - Organizing residence halls to encourage interaction.
- (b) Upgrade an aging campus to meet current codes by:
- Replacing a campus-wide septic system as necessary with the public sewer;
 - Improving fire and life safety by upgrading buildings and constructing a secondary access;
 - Modernizing buildings to provide full accessibility and seismic safety while minimizing hazardous materials; and
 - Establishing community design standards consistent with the rustic character of both Placerita Canyon and Newhall.

(c) Plan the campus to meet future needs by:

- Developing a Master Plan for the future growth and development of the college;
- Constructing facilities that are sized to adequately serve the existing and future academic mission; and
- Appropriately reusing buildings where possible.

(d) Respect the surrounding context and environment by:

- Improving campus grounds and building while respecting the goals of the Placerita Canyon Special Standards District;
- Placing buildings, support structures and lighting to minimize impact to adjacent residences;
- Directing pedestrian and vehicular traffic to minimize disruption to adjacent neighborhoods and preserve and maintain the rural quality of the Canyon; and
- Developing a rich, natural theme for the physical improvement of the campus.

Circulation Objectives

- (a) Establish new primary campus entrance on Dockweiler Drive, thereby reducing campus-related traffic through the canyon.
- (b) Redirect campus access through the new campus main entrance on Dockweiler Drive;
- (c) Restrict dormitory parking access to campus main entrance on Dockweiler Drive;
- (d) Provide a comprehensive wayfinding program to properly direct traffic;
- (e) Provide a secondary emergency access roadway where canyon residents can use new primary campus; and
- (f) Provide clearly demarcated loading and unloading areas and ensure that these areas are signed appropriately.

Pedestrian Objectives

- (a) Create a comprehensive pedestrian network linking all areas of the campus;
- (b) Encourage pedestrian routes away from Placerita Canyon Road and Quigley Canyon Road;

- (c) Provide clearly demarcated, well-lit pedestrian routes that are safe and comfortable;
- (d) Respect the neighbors and characteristics of surrounding communities; and
- (e) Provide equestrian connections as identified in the Placerita Canyon Special Standards District.

Dockweiler Drive and Deputy Jake Drive Extensions

- (a) Provide an efficient east-west connection through Newhall to connect Sierra Highway and State Route 14 on the east to Interstate 5 via Lyons Avenue on the west;
- (b) Provide a secondary emergency access roadway; and
- (c) Redirect access to The Master's College campus away from Placerita Canyon Road and onto a new main entrance on Dockweiler Drive.

Tentative Tract Map (TTM) 66503

- (a) Provide 54 attached housing units to accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, public transit, transportation corridors, educational facilities, and major employment areas;
- (b) Cluster residential development within the site to preserve regionally significant natural resource areas and sensitive habitat; and
- (c) Create a source of funding for the extensions of Dockweiler Drive and Deputy Jake Drive.

Creekview Park and Adjacent Open Space Dedication

- (a) Provide for the recreational use of open space areas that are compatible with protection of significant natural resources;
- (b) Provide and dedicate to the City a neighborhood park and improvements, which satisfy park dedication requirements and meet the recreational needs of local residences;
- (c) Provide a range of active/passive recreational opportunities; and
- (d) Provide an extensive system of pedestrian, equestrian and bicycle trails consistent with the City's Santa Clara River Trail plans and the City's Circulation Element.

DESCRIPTION AND ANALYSIS OF ALTERNATIVES

Alternative 1 – No Project Alternative

Section 15126(2)(4) of the *State CEQA Guidelines* requires evaluation of the No Project Alternative. Specifically, the analysis must examine the impacts which might occur if the site is left in its present condition, as well as 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. Alternative 5 presents an evaluation of what could be developed on the site based on the current general plan land use and zoning designations for the site.

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, Environmental Impact Analysis**, 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 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 connection 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.

Alternative 2 – Ridgeline Alternative

Description of Alternative 2

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 and Tentative Tract Map 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. Under this alternative, construction would only occur on developed portions of The Master's College campus. **Figure 7.0-1, Ridgeline Alternative**, illustrates the components of this alternative and how the uses proposed in the master plan are relocated within the North and Valley Campus areas.



NEW CONSTRUCTION

BUILDING	USE	MAX. HT.	SQ. FT.
A	MacArthur Center	125'	35,000
B	Classroom	50'	30,000
C	Classroom	50'	30,000
D	Dormitory	35'	13,500
			108,500
Additions / Replacements			20,138
Total New Sq.Ft. =			128,638

BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.) - WITH 30 BED ADDITION
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
 - 19 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

 NOT TO SCALE

SOURCE: Development Planning Services, Inc. - June 2008

FIGURE 7.0-1

Ridgeline Alternative

Comparative Impact Analysis

Visual Resources

Identified significant visual resources impacts would result under the project as proposed during construction activities on the Hilltop Campus, the Dockweiler Drive and Deputy Jake Drive extensions, and Tentative Tract Map 66503 project components 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. A significant and unavoidable impact during project operation would occur because views of the existing ridgeline, particularly from Placerita Canyon, would be altered due to proposed grading and building construction. Finally, the project contribution to the significant and unavoidable cumulative impact resulting from the conversion of the Santa Clarita Valley from an undeveloped to a developed condition would be cumulatively considerable.

Under the Ridgeline Alternative, the short-term construction impact to visual resources would be avoided. This impact would be avoided as grading and construction activities associated with proposed construction on the Hilltop Campus, the Dockweiler Drive and Deputy Jake Drive extensions, and Tentative Tract Map 66503 components would not occur and grading associated with the water tank replacement would occur over a few weeks, which would not constitute a significant impact. Similarly, as the ridgeline grading under this alternative would not occur, with the exception of pad preparation for the future water tank replacement, and only the structures proposed within the North and Valley Campus areas would be constructed, the operational impact to visual resources would be avoided. Finally, the project contribution to the cumulative impact resulting from valley buildout would not be cumulatively considerable as the North and Valley Campus areas are currently developed and proposed construction within these areas consists largely of additions to existing structures. Overall, the Ridgeline Alternative is environmentally superior with respect to visual resources impacts when compared to the proposed project.

Air Quality

As analyzed for the proposed project, short-term construction impacts to air quality would occur because NO_x and PM_{10} , 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 PM_{10} and $\text{PM}_{2.5}$ emissions that exceed the localized significance thresholds at nearby sensitive receptors.

The SCAQMD thresholds evaluate emissions on a daily basis. Therefore, to avoid or substantially reduce the significant air quality impact due to project implementation the maximum area graded per day would

have to decrease to a level where the construction equipment required would emit air pollutants in quantities below SCAQMD thresholds. As grading under this alternative would consist of pad preparation for future installation of the water tank and site preparation within the North and Valley Campus areas, the air quality impacts associated with NO_x, PM₁₀, and PM_{2.5} emissions during the first phase of project construction would be avoided. Therefore, with respect to air quality, the Ridgeline Alternative would be environmentally superior when compared to the proposed project.

Biological Resources

As analyzed under the proposed project, a significant impact would occur due to the cumulative loss of coastal sage scrub habitat within Santa Clarita with proposed and related project implementation. The loss of approximately 36 acres of sage scrub and chaparral habitat and 2 acres of coast live oak woodland from project implementation, while somewhat isolated from other larger habitat areas, contributes to the cumulative loss of this habitat for a variety of common and special-status wildlife species, including the potential foraging coastal California gnatcatcher, within the region. Additionally, a significant impact that could be mitigated to a level of less than significant would occur to one special-status plant community, coast prickly pear succulent scrub and 14 potentially occurring special-status wildlife species. 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.

Under the Ridgeline Alternative, coastal sage scrub habitat loss would not occur. Additionally, the impact to two acres of coast live oak woodland occur within the Hilltop Campus area would not occur. The identified impact to coast prickly pear succulent scrub would be avoided under this alternative as this community exists on a portion of the site that would be graded with the extension of Dockweiler Drive. The impact to oak trees and 14 potentially occurring special-status wildlife species would occur but could also be mitigated to a level of less than significant. Overall, when compared to the proposed project, the Ridgeline Alternative would be environmentally superior with respect to biological resources because it would avoid the impact to coastal sage scrub habitat, coast live oak woodland, and coast prickly pear succulent scrub.

Geology and Soils

Under the Ridgeline Alternative, grading would consist of pad preparation for future installation of the water tank and site preparation within the North and Valley Campus areas. None of the proposed keystone walls would be constructed under this alternative Dockweiler Drive and Deputy Jake Drive would not be extended. While construction would only occur within developed portions of the project site under this alternative, identified geotechnical impacts are due to soil types, which are consistent

through the project site. Therefore, some of the mitigation measures related to on-site soil types would be required under this alternative. However, as the keystone walls would not be required and the ridgeline would not be graded as proposed for the extensions of Dockweiler Drive and Deputy Jake Drive, the Ridgeline Alternative would be environmentally superior with regard to geology and soils.

Hydrology and Water Quality

Under the Ridgeline Alternative, the volume of stormwater runoff would decrease without the introduction of impervious surfaces associated with construction within the Hilltop Campus, the Dockweiler Drive and Deputy Jake extensions, and Tentative Tract Map 66503 components. The proposed stormwater drainage system would be modified to effectively accommodate stormwater flows from the remaining master plan components. Proposed grading to accommodate future installation of a 5.0 million gallon water tank would modify the drainage pattern of the applicable portion of the site. The existing drainage conditions on the project site would be modified to a lesser extent because development would only occur on the developed Master's College campus and water tank replacement pad rather than on undeveloped portions of the site. Hydrology and water quality impacts due to the proposed project and the Ridgeline Alternative would be less than significant. However, the Ridgeline Alternative would be environmentally superior because it would involve less impervious surface area and modification to site drainage conditions.

Land Use and Planning

In order to allow for the proposed development to occur, the project applicant, The Master's College, 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, Tentative Tract Map (TTM) 66503, Conditional Use Permit 04-031, Hillside Review Permit 04-010, Ridgeline Alteration Permit 07-001, and Oak Tree Permit 04-050. With these approvals, the proposed project would not conflict with any applicable land use plan, policy, or regulation and impacts would be less than significant.

The Ridgeline Alternative would require approval of a revised master plan, a General Plan Amendment for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE), Zone Change for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE), a revised tentative tract map, and modified Oak Tree Permits. These approval requests would be subject to the Santa Clarita Unified Development Code (UDC). As discretionary approvals associated with this alternative would be modifications of the proposed entitlements and subject to the UDC, impacts would be less than significant and similar to the proposed project under the Ridgeline Alternative.

Noise

A significant noise impact would occur during project construction because proposed construction activities would exceed City standards at nearby noise sensitive land uses. Under the Ridgeline Alternative, identified noise impacts associated with the development within the Hilltop Campus, extension of Dockweiler Drive and Deputy Jake Drive, and site preparation for the 54 condominium units would not occur. Grading associated with pad preparation for future installation of the water tank would generate noise at nearby sensitive receptors in excess of established noise standards, though this impact would occur for a few weeks. As the Ridgeline Alternative would not include future construction of 54 condominium units, the potentially significant impact to those residential units during operation would not occur. Overall, the Ridgeline Alternative would be environmentally superior to the proposed project with respect to significant noise impacts.

Population and Housing

The Ridgeline Alternative would result in an increase in student population of 300 and generate 54 new campus jobs. The proposed project would result in a population of 767 and would also create 108 new campus employment positions. Under the Ridgeline Alternative, the 54 residential condominium units would not be constructed. The Southern California Association of Governments (SCAG) projects that northern Los Angeles County and the City of Santa Clarita will have a substantially greater need for housing in the future. This alternative, when compared to the proposed project, would not go as far in meeting the long-term housing needs projected by the City and SCAG. Consequently, Ridgeline Alternative is not preferred over the proposed project.

Fire Services

Under the Ridgeline Alternative, the master plan would be subject to developer fees, which would fund necessary staff and equipment to serve the project site. Additionally, the master plan would meet County codes and requirements, which have been adopted by the City, relative to providing adequate fire protection services to the site during construction and after build-out. Impacts to fire services under this alternative would be less than significant and less when compared to the proposed project because fewer facilities would be constructed.

Sheriff Services

Under the Ridgeline Alternative, The Master's College Campus Security would respond to all calls for service that do not involve a convictable offense of a misdemeanor or felony by a student, faculty, staff or community member or other threats outside of Campus Security capabilities. Under the proposed project, the officer to population ratio would decrease by less than one percent. Because the 54 residential condominium units would not be constructed under the Ridgeline Alternative, there would be a reduced potential for the need for Sheriff services. As such, impacts to sheriff services under the Ridgeline Alternative would be less when compared to the proposed project.

Transportation and Circulation

As discussed in **Section 5.10, Transportation and Circulation**, of this EIR, impacts would be less than significant with implementation of identified mitigation measures. Under the Ridgeline Alternative, traffic would be reduced when compared to the proposed project, as the 54 residential condominium units would not be constructed. Under the Ridgeline Alternative, Dockweiler Drive would not be extended and all of the uses proposed within the master plan would be constructed within the North and Valley Campus areas. Therefore, all traffic generated by the proposed college expansion would travel along the existing local roadway network and access the campus via Placerita Canyon Road. This volume of traffic could not be accommodated along Placerita Canyon Road and impacts to the local roadway network and intersections would be significant under the Ridgeline Alternative. Therefore, the proposed project would be environmentally superior to the Ridgeline Alternative with regard to traffic impacts. With regard to parking impacts, the reconfigured master plan would provide sufficient parking spaces and would, therefore, not result in a significant parking impact. Parking impacts under the Ridgeline Alternative would be comparable to those under the project as proposed.

Water Services

A water demand of approximately 49 acre-feet per year would be generated under the Ridgeline Alternative because the condominium units would not be constructed and the uses proposed within the master plan would be reduced. When compared to the project water demand of 63.46 acre-feet per year, the Ridgeline Alternative would be environmentally superior. The Newhall County Water District (NCWD) has sufficient water supply to meet the demand generated by the proposed project and the Ridgeline Alternative. Impacts would be less than significant under both scenarios.

Solid Waste

As space within landfills serving the project is finite, the generation of solid waste during project construction and operation is considered significant and unavoidable. Additionally, the proposed project would contribute to a significant cumulative solid waste impact. During proposed project construction, 566.73 tons of waste would be generated. This quantity would be reduced to approximately 90 tons under the Ridgeline Alternative. Therefore, the short-term solid waste impact would be substantially reduced under this alternative. Under the Ridgeline Alternative, 180 pounds per day or 32.9 tons per year of solid waste would be generated on an operational basis. When compared with the proposed project solid waste generation of 646.74 pounds per day or 118.03 tons per year, the operational and cumulative impact would be substantially reduced. Regarding solid waste impacts, the Ridgeline Alternative would be environmentally superior.

Wastewater Disposal

Wastewater generation under the Ridgeline Alternative would be 28,272 gallons per day. When compared to the project generation of 67,074 gallons per day, the Ridgeline Alternative would be environmentally superior. The Santa Clarita Valley Sanitation District (SCVSD) has sufficient supply to meet the demand generated by the proposed project and the Ridgeline Alternative. Impacts would be less than significant under both scenarios.

Relationship to Project Objectives

The Ridgeline Alternative would not achieve many of the objectives of The Master's College Master Plan. The objectives of the master plan that would be achieved under the Ridgeline Alternative are listed below.

Land Use Objectives

- Constructing a chapel to enable students, faculty and administration to worship together;
- Encouraging spiritual growth through maintaining the rural environment to provide for quiet reflective learning;
- Locating campus functions, buildings and campus furniture to encourage interchange and discourage isolation;
- Maximizing the number of residents living on campus;
- Improving services to those that live off-campus;
- Providing central student services, including dining, to allow the student body to interact;

- Enhancing outdoor gathering spaces at the North Campus, Duncan Center, administration building and The Oaks;
- Organizing residence halls to encourage interaction;
- Replacing a campus-wide septic system as necessary with the public sewer;
- Modernizing buildings to provide full accessibility and seismic safety while minimizing hazardous materials;
- Establishing community design standards consistent with the rustic character of both Placerita Canyon and Newhall;
- Developing a Master Plan for the future growth and development of the College;
- Appropriately reusing buildings where possible;
- Improving campus grounds and building while respecting the goals of the Placerita Canyon Special Standards District;
- Placing buildings, support structures and lighting to minimize impact to adjacent residences;
- Developing a rich, natural theme for the physical improvement of the campus.

Circulation Objectives

- (f) Provide clearly demarcated loading and unloading areas and ensure that these areas are signed appropriately.

Pedestrian Objectives

- (a) Create a comprehensive pedestrian network linking all areas of the campus;
- (c) Provide clearly demarcated, well-lit pedestrian routes that are safe and comfortable; and
- (e) Provide equestrian connections as identified in the Placerita Canyon Special Standards District.

All other objectives of the master plan would not be met under the Ridgeline Alternative. Additionally, the objectives associated with the Dockweiler Drive and Deputy Jake extensions, and Tentative Tract Map 66503 project components would not be met because those components would not be implemented. All established objectives for the Creekview Park and adjacent Open Space Dedication component would be achieved because those components would remain as proposed under this alternative.

Conclusion

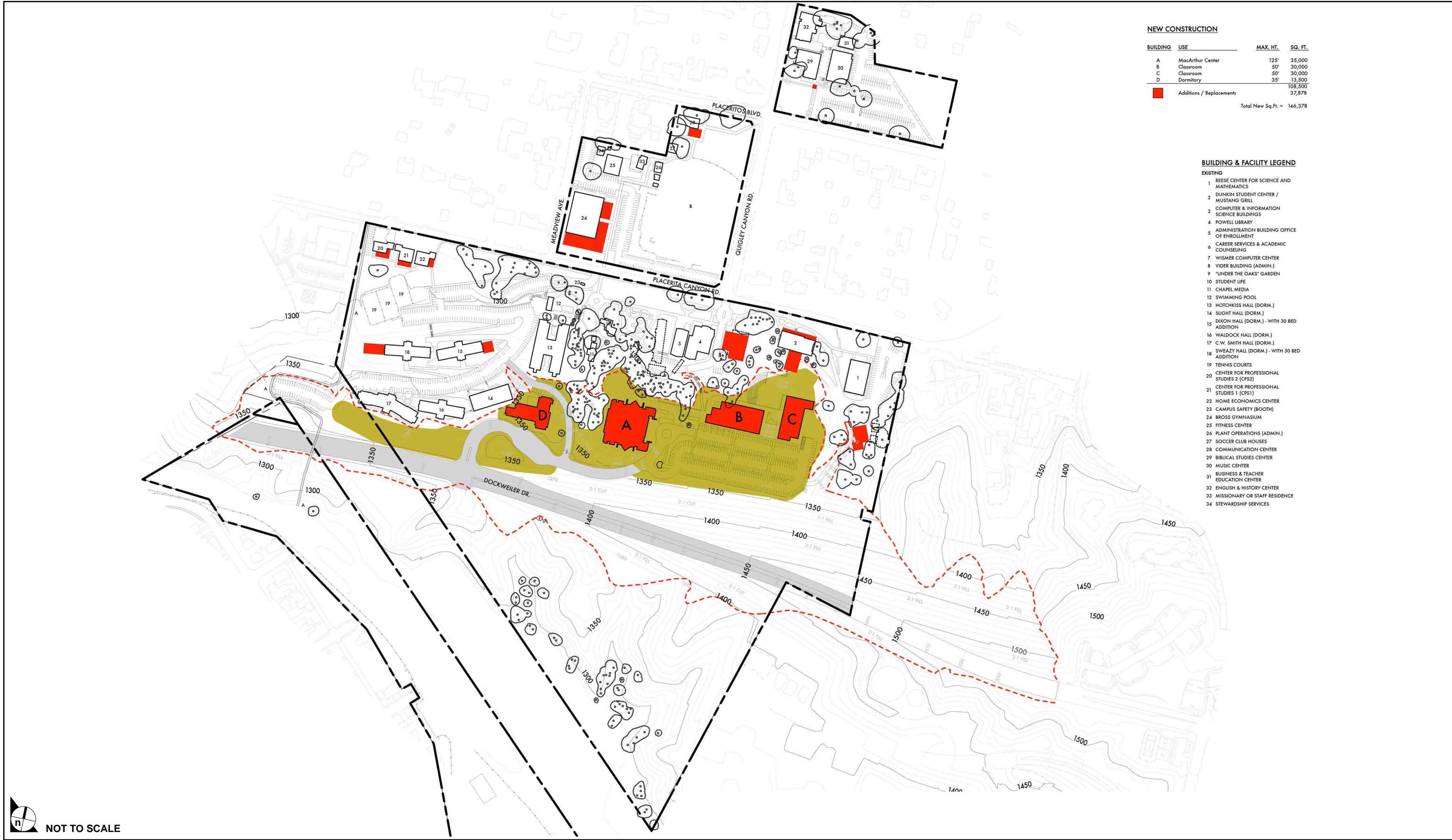
Regarding significant and unavoidable impacts, the Ridgeline Alternative would avoid the impact to visual resources during construction, operation, and under a cumulative scenario; the air quality impact during construction; and the biological resources impact during operation and under a cumulative 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.

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 Tentative Tract Map 66503 components would not be met.

Alternative 3 – Reduced Development/Oak Tree Alternative

Description of Alternative 3

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. **Figure 7.0-2, Reduced Development/Oak Tree Alternative**, illustrates the components of this alternative.



NOT TO SCALE

SOURCE: Development Planning Services, Inc. - June 2008

FIGURE 7.0-2

Reduced Development / Oak Tree Alternative

Comparative Impact Analysis

Visual Resources

As analyzed under the proposed project, identified significant visual resources impacts would result during construction activities associated with the Dockweiler Drive and Deputy Jake Drive Extensions and Tentative Tract Map 66503 project components 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. A significant and unavoidable impact during project operation would occur because views of the existing ridgeline, particularly from Placerita Canyon, would be altered due to proposed grading and building construction. Finally, the project contribution to the significant and unavoidable cumulative impact resulting from the conversion of the Santa Clarita Valley from an undeveloped to a developed condition would be cumulatively considerable.

Under this alternative, Dockweiler Drive would be extended but the Deputy Jake Drive extension and grading for the 54 condominium units would not occur. While the graded area would be reduced from 48.9 to 33.7 acres and duration of the grading phase would be reduced, the extension of Dockweiler Drive would place several pieces of construction equipment, large piles of soil, and other debris in the view of surrounding land uses and the appearance of the ridgeline would continually change as grading progresses. Therefore, the short-term impact to visual resources would not be substantially reduced and would remain significant. The operational impact to visual resources, however, would not be substantially reduced and would remain significant under this alternative because the extension of Dockweiler Drive would necessitate ridgeline grading that would alter views from the surrounding area. Additionally, with implementation of the Master Plan component under this alternative, the view of the ridgeline would be altered with the introduction of new campus buildings. Overall, the Reduced Development/Oak Tree Alternative would be comparable to the proposed project because all impacts to visual resources would remain significant and unavoidable. .

Air Quality

As analyzed for the proposed project, 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.

The SCAQMD thresholds evaluate emissions on a daily basis. Therefore, to avoid or substantially reduce the significant air quality impact due to project implementation the maximum area graded per day would

have to decrease to a level where the construction equipment required would emit air pollutants in quantities below SCAQMD thresholds. The maximum area graded per day under this alternative would be equivalent to that for the proposed project due to the extension of Dockweiler Drive. Therefore, the short-term construction air quality impact under this alternative would be equivalent to that under the proposed project.

Biological Resources

As analyzed under the proposed project, a significant impact would occur due to the cumulative loss of coastal sage scrub habitat within Santa Clarita with proposed and related project implementation. The loss of approximately 36 acres of sage scrub and chaparral habitat and two acres of coast live oak woodland from project implementation, while somewhat isolated from other larger habitat areas, contributes to the cumulative loss of this habitat for a variety of common and special-status wildlife species, including the potential foraging coastal California gnatcatcher, within the region. Additionally, a significant impact that could be mitigated to a level of less than significant would occur to one special-status plant community, coast prickly pear succulent scrub and 14 potentially occurring special-status wildlife species. 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.

Under the Reduced Development/Oak Tree Alternative, 33.7 acres would be graded on the project site resulting in 26.2 acres of coastal sage scrub habitat loss. The two acres of impacted coast live oak woodland occur within the master plan area and, therefore, the impact would be equivalent under this alternative. The identified impact to coast prickly pear succulent scrub would not be avoided under this alternative as this community exists on a portion of the site that would be graded with the extension of Dockweiler Drive. Up to 39 oak trees of the 79 proposed for removal would be preserved under this alternative and, therefore, impacts to oak trees would be substantially reduced. The impact 14 potentially occurring special-status wildlife species would occur but could be mitigated to a level of less than significant. Overall, when compared to the proposed project, the Reduced Development/Oak Tree Alternative would be environmentally superior with respect to biological resources because of the reduction in oak tree impacts and total coastal sage scrub habitat loss.

Geology and Soils

Under the Reduced Development/Oak Tree Alternative, the total graded area would be reduced from 48.9 to 33.7 acres. Additionally, grading under the Reduced Development/Oak Tree Alternative would involve movement of approximately 0.8 million cubic yards of soil when compared to 1.1 million cubic

yards under the project as proposed. As Deputy Jake Drive would not be extended, the keystone walls proposed south of the extension would not be required. While the total graded area and volume would be reduced under this alternative, identified geotechnical impacts are due to soil types, which are consistent through the project site. Therefore, some of the mitigation measures related to on-site soil types would be required under this alternative. However, as some keystone walls would not be required and less of the ridgeline would be graded, the Reduced Development/Oak Tree Alternative would be environmentally superior with regard to geology and soils.

Hydrology and Water Quality

Under the Reduced Development/Oak Tree Alternative, the volume of stormwater runoff would decrease without the introduction of impervious surfaces associated with the Deputy Jake Drive extension and 54 residential condominium units. The proposed stormwater drainage system would be modified to effectively accommodate stormwater flows from the master plan component and the extension of Dockweiler Drive. The existing drainage conditions on the project site would be modified to a lesser extent because development would not occur south of the Dockweiler Drive extension. Hydrology and water quality impacts due to the proposed project and the Reduced Development/Oak Tree Alternative would be less than significant. However, the Reduced Development/Oak Tree Alternative would be environmentally superior because it would involve less impervious surface area and modification to site drainage conditions.

Land Use and Planning

In order to allow for the proposed development to occur, the project applicant, The Master's College, is requesting approval of The Master's College Master Plan 07-001, General Plan Amendment 04-009, Zone Change 04-006, Tentative Tract Map (TTM) 66503, Conditional Use Permit 04-031, Hillside Review Permit 04-010, Ridgeline Alteration Permit 07-001 and Oak Tree Permit 04-050. With these approvals, the proposed project would not conflict with any applicable land use plan, policy, or regulation and impacts would be less than significant.

The Reduced Development/Oak Tree Alternative would require approval of a revised The Master's College Master Plan, a General Plan Amendment for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE), Zone Change for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE), and modified tentative tract map, Hillside Review, Ridgeline Alteration and Oak Tree Permits. These approval requests would be subject to the Santa Clarita Unified Development Code (UDC). As discretionary approvals associated with this alternative would be modifications of the proposed entitlements and subject to the

UDC, impacts would be less than significant and comparable to the proposed project under the Reduced Development/Oak Tree Alternative.

Noise

A significant noise impact would occur during project construction because proposed construction activities would exceed City standards at nearby noise sensitive land uses. Under the Reduced Development/Oak Tree Alternative, identified noise impacts associated with site preparation for the 54 condominium units would not occur. However, identified significant impacts associated with the extension of Dockweiler Drive, Dixon Hall Dorm expansion, Sweazy Hall expansion, Center for Professional Studies expansion, McArthur Chapel, dormitory building 44 and maintenance building would occur. Therefore, noise impacts would be significant under this alternative. The Reduced Development/Oak Tree Alternative would be comparable to the proposed project with respect to significant noise impacts.

Population and Housing

The Reduced Development/Oak Tree Alternative would result in an increase in student population of 440 and generate 71 new campus jobs. The proposed project would result in a population of 767 and would also create 108 new campus employment positions. The Southern California Association of Governments (SCAG) projects that northern Los Angeles County and the City of Santa Clarita will have a substantially greater need for housing in the future. This alternative, when compared to the proposed project, would create the same number of jobs in the Santa Clarita Valley, but would not go as far in meeting the long-term housing needs projected by the City and SCAG. Consequently, Reduced Development/Oak Tree Alternative is not preferred over the proposed project.

Fire Services

Under the Reduced Development/Oak Tree Alternative, the master plan would be subject to developer fees, which would fund necessary staff and equipment to serve the project site. Additionally, the master plan and Dockweiler Drive extension would meet County codes and requirements, which have been adopted by the City, relative to providing adequate fire protection services to the site during construction and after buildout. Impacts to fire services under this alternative would be less than significant and slightly less when compared to the proposed project because fewer facilities would be constructed.

Sheriff Services

Under the Reduced Development/Oak Tree Alternative, The Master's College Campus Security would respond to all calls for service that do not involve a convictable offense of a misdemeanor or felony by a student, faculty, staff or community member or other threats outside of Campus Security capabilities. Under the proposed project, the officer to population ratio would decrease by less than 1 percent. As the 54 condominium units would not be built under this alternative, the officer to population ratio would be affected to a lesser extent. As such, impacts to sheriff services under the Reduced Development Alternative 1 would be slightly less when compared to the proposed project.

Transportation and Circulation

Impacts to local intersections were identified as less than significant under the project as proposed. Under the Reduced Development/Oak Tree Alternative, fewer trips would be generated than under the project as proposed. While impacts under the proposed project would be less than significant, the Reduced Development/Oak Tree Alternative would be environmentally superior with regard to transportation and circulation. With regard to parking impacts, the reconfigured master plan would provide sufficient parking and, therefore, not result in a significant parking impact. Parking impacts under this alternative would be comparable to those under the project as proposed.

Water Services

A water demand of 48.88 acre-feet per year would be generated under the Reduced Development/Oak Tree Alternative. When compared to the project water demand of 63.46 acre-feet per year, the Reduced Development/Oak Tree Alternative would be environmentally superior. The Newhall County Water District (NCWD) has sufficient supply to meet the demand generated by the proposed project and the Reduced Development/Oak Tree Alternative. Impacts would be less than significant under both scenarios.

Solid Waste

As space within landfills serving the project is finite, the generation of solid waste during project construction and operation is considered significant and unavoidable. Additionally, the proposed project would contribute to a significant cumulative solid waste impact. During proposed project construction, 566.73 tons of waste would be generated. Based on a 31 percent reduction in development area, this amount would be reduced to 391 tons. Therefore, the short-term solid waste impact would be substantially reduced under this alternative. Under the Reduced Project Area Alternative, 264 pounds per day or 48.18 tons per year of solid waste would be generated. When compared with the proposed project

solid waste generation of 646.74 pounds per day or 118.03 tons per year, the operational and cumulative impact would be substantially reduced. Regarding solid waste impacts, the Reduced Development/Oak Tree Alternative would be environmentally superior.

Wastewater Disposal

Wastewater generation under the Reduced Development/Oak Tree Alternative would be 54,544 gallons per day. When compared to the project generation of 67,074 gallons per day, the Reduced Development/Oak Tree Alternative would be environmentally superior. The Santa Clarita Valley Sanitation District (SCVSD) has sufficient supply to meet the demand generated by the proposed project and the Reduced Development/Oak Tree Alternative. Impacts would be less than significant under both scenarios.

Relationship to Project Objectives

The objectives associated with the master plan project component would be achieved with the exception of the goal to maximize the number of residents living on campus because this alternative reduces the number of proposed dormitory beds on campus. The master plan objectives that would be met under this alternative are listed below.

Land Use Objectives

- (a) Develop a campus that fosters positive interchange between all students, faculty, and administration by:
- Constructing a chapel to enable students, faculty and administration to worship together;
 - Encouraging spiritual growth through maintaining the rural environment to provide for quiet reflective learning;
 - Locating campus functions, buildings and campus furniture to encourage interchange and discourage isolation;
 - Improving services to those that live off-campus;
 - Providing central student services, including dining, to allow the student body to interact;
 - Enhancing outdoor gathering spaces at the North Campus, Duncan Center, administration building and The Oaks; and
 - Organizing residence halls to encourage interaction.

- (b) Upgrade an aging campus to meet current codes by:
- Replacing a campus-wide septic system as necessary with the public sewer;
 - Improving fire and life safety by upgrading buildings and constructing a secondary access;
 - Modernizing buildings to provide full accessibility and seismic safety while minimizing hazardous materials; and
 - Establishing community design standards consistent with the rustic character of both Placerita Canyon and Newhall.
- (c) Plan the campus to meet future needs by:
- Developing a Master Plan for the future growth and development of the college;
 - Constructing facilities that are sized to adequately serve the existing and future academic mission; and
 - Appropriately reusing buildings where possible.
- (d) Respect the surrounding context and environment by:
- Improving campus grounds and building while respecting the goals of the Placerita Canyon Special Standards District;
 - Placing buildings, support structures and lighting to minimize impact to adjacent residences;
 - Directing pedestrian and vehicular traffic to minimize disruption to adjacent neighborhoods and preserve and maintain the rural quality of the Canyon; and
 - Developing a rich, natural theme for the physical improvement of the campus.

Circulation Objectives

- (a) Establish new primary campus entrance on Dockweiler Drive, thereby reducing campus-related traffic through the canyon.
- (b) Redirect campus access through the new campus main entrance on Dockweiler Drive;
- (c) Restrict dormitory parking access to campus main entrance on Dockweiler Drive;
- (d) Provide a comprehensive wayfinding program to properly direct traffic;
- (e) Provide a secondary emergency access roadway where canyon residents can use new primary campus; and
- (f) Provide clearly demarcated loading and unloading areas and ensure that these areas are signed appropriately.

Pedestrian Objectives

- (a) Create a comprehensive pedestrian network linking all areas of the campus;
- (b) Encourage pedestrian routes away from Placerita Canyon Road and Quigley Canyon Road;
- (c) Provide clearly demarcated, well-lit pedestrian routes that are safe and comfortable;
- (d) Respect the neighbors and characteristics of surrounding communities; and
- (e) Provide equestrian connections as identified in the Placerita Canyon Special Standards District. The Reduced Development/Oak Tree Alternative would not achieve the objectives associated with the Tentative Tract Map 66503 project component because that component would not be implemented. All established objectives for the Dockweiler Drive and Deputy Jake Drive Extensions component would be achieved under this alternative even without the extension of Deputy Jake Drive because an efficient east-west connection through Newhall and a secondary emergency access roadway would be provided and campus access would be directed away from Placerita Canyon Road. Additionally, the objectives established for the Creekview Park and adjacent Open Space Dedication component would be achieved.

Conclusion

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; 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 Tentative Tract Map 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.

Alternative 4 – Single-Family Alternative

Description of Alternative 4

The Single-family Alternative would include the master plan and Creekview Park and adjacent Open Space components as proposed with the Tentative Tract Map 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. **Figure 7.0-3, Single-Family Alternative**, illustrates the components of this alternative.

Comparative Impact Analysis

Visual Resources

As analyzed under the proposed project, identified significant visual resources impacts would result during construction activities associated with the Dockweiler Drive and Deputy Jake Drive Extensions and Tentative Tract Map 66503 project components 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. A significant and unavoidable impact during project operation would occur because views of the existing ridgeline, particularly from Placerita Canyon, would be altered due to proposed grading and building construction. Finally, the project contribution to the significant and unavoidable cumulative impact resulting from the conversion of the Santa Clarita Valley from an undeveloped to a developed condition would be cumulatively considerable.

The short-term construction impact to visual resources would not be reduced under this alternative because grading and construction associated with the extension of Dockweiler Drive would occur as proposed along with grading and construction associated with the 21 single-family units and cul-de-sac. Similarly, the significant impact during operation would remain significant and unavoidable because the extension of Dockweiler Drive, 21 single-family units, and cul-de-sac would necessitate ridgeline grading that would alter views from the surrounding area. Additionally, with implementation of the master plan component under this alternative, the view of the ridgeline would be altered with the introduction of new campus buildings. Overall, the proposed project and Single-family Alternative would be comparable with respect to significant visual resources impacts.

Air Quality

As analyzed for the proposed project, 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.

The SCAQMD thresholds evaluate emissions on a daily basis. Therefore, to avoid or substantially reduce the significant air quality impact due to project implementation the maximum area graded per day would have to decrease to a level where the construction equipment required would emit air pollutants in quantities below SCAQMD thresholds. The maximum area graded per day under this alternative would be equivalent to that for the proposed project due to the extension of Dockweiler Drive. Therefore, the short-term construction air quality impact under this alternative would be equivalent to that under the proposed project.

Biological Resources

A significant impact would occur due to the cumulative loss of coastal sage scrub habitat within Santa Clarita with proposed and related project implementation. The loss of approximately 36 acres of sage scrub and chaparral habitat and 2 acres of coast live oak woodland from project implementation, while somewhat isolated from other larger habitat areas, contributes to the cumulative loss of this habitat for a variety of common and special-status wildlife species, including the potential foraging coastal California gnatcatcher, within the region. Additionally, a significant impact that could be mitigated to a level of less than significant would occur to one special-status plant community, coast prickly pear succulent scrub and 14 potentially occurring special-status wildlife species.

Under the Single-family Alternative, 48.9 acres would be graded on the project site resulting in 36 acres of coastal sage scrub habitat loss, which is equivalent to that under the project as proposed. The 2 acres of impacted coast live oak woodland occur within the master plan area and, therefore, the impact would be equivalent under this alternative. The identified impact to coast prickly pear succulent scrub would not be avoided under this alternative as this community exists on a portion of the site that would be graded with the extension of Dockweiler Drive. The impact to oak trees and 14 potentially occurring special-status wildlife species would occur but could also be mitigated to a level of less than significant. Overall, when compared to the proposed project, the Single-family Alternative would be comparable to the proposed project with respect to biological resources.



NEW CONSTRUCTION

BUILDING	USE	MAX. HT.	SQ. FT.
A	MacArthur Center	125'	55,000
B	Classroom	50'	60,000
C	Classroom	50'	60,000
D	Dormitory	35'	27,000
			202,000
Additions / Replacements			37,878
			Total New Sq.Ft. = 239,878

BUILDING & FACILITY LEGEND

- EXISTING**
- REESE CENTER FOR SCIENCE AND MATHEMATICS
 - DUNKIN STUDENT CENTER / MUSTANG GRILL
 - COMPUTER & INFORMATION SCIENCE BUILDINGS
 - POWELL LIBRARY
 - ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - CAREER SERVICES & ACADEMIC COUNSELING
 - WISMER COMPUTER CENTER
 - VIDER BUILDING (ADMIN.)
 - "UNDER THE OAKS" GARDEN
 - STUDENT LIFE
 - CHAPEL MEDIA
 - SWIMMING POOL
 - HOTCHKISS HALL (DORM.)
 - SLIGHT HALL (DORM.)
 - DIXON HALL (DORM.) - WITH 30 BED ADDITION
 - WALDOCK HALL (DORM.)
 - C.W. SMITH HALL (DORM.)
 - SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
 - TENNIS COURTS
 - CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - HOME ECONOMICS CENTER
 - CAMPUS SAFETY (BOOTH)
 - BROSS GYMNASIUM
 - FITNESS CENTER
 - PLANT OPERATIONS (ADMIN.)
 - SOCCER CLUB HOUSES
 - COMMUNICATION CENTER
 - BIBLICAL STUDIES CENTER
 - MUSIC CENTER
 - BUSINESS & TEACHER EDUCATION CENTER
 - ENGLISH & HISTORY CENTER
 - MISSIONARY OR STAFF RESIDENCE
 - STEWARDSHIP SERVICES

 NOT TO SCALE

SOURCE: Development Planning Services, Inc. - June 2008

FIGURE 7.0-3

Single-Family Alternative

Geology and Soils

Under the Single-family Alternative, the total graded area would be from 48.9 acres. 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. Identified geotechnical impacts are due to soil types, which are consistent through the project site. Therefore, the mitigation measures related to on-site soil types would be required under this alternative. Under the Single-family Alternative, all of the proposed keystone walls would be required. Therefore, geology and soils impacts would be comparable to the proposed project under the Single-family Alternative.

Hydrology and Water Quality

Under the Single-family Alternative, the volume of stormwater runoff would slightly decrease when compared to the proposed project with the modified Deputy Jake Drive extension, but not enough of a reduction to create a perceptible change in runoff conditions. Additionally, the 21 single-family residential lots associated with this alternative would include larger pervious landscaped areas than would the 54-unit condominium development. The stormwater drainage system under this alternative would be designed to effectively accommodate stormwater flows from the master plan, Dockweiler Drive extension, and single-family residential lots. The existing drainage conditions on the project site would be modified to a similar extent because the overall developed area would be equivalent to the proposed project. Hydrology and water quality impacts due to the proposed project and the Single-family Alternative would be comparable and less than significant.

Land Use and Planning

In order to allow for the proposed development to occur, the project applicant, The Master's College, is requesting approval of The Master's College Master Plan 07-001, General Plan Amendment 04-009, Zone Change 04-006, Tentative Tract Map (TTM) 66503, Conditional Use Permit 04-031, Hillside Review Permit 04-010, Ridgeline Alteration Permit 07-001 and Oak Tree Permit 04-050. With these approvals, the proposed project would not conflict with any applicable land use plan, policy, or regulation and impacts would be less than significant.

The Single-family Alternative would require approval of The Master's College Master Plan 07-001, a General Plan Amendment for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE) and for the area south of the Dockweiler Drive extension from PE to Residential Medium (RM), Zone Change for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE) and for the area south of the Dockweiler Drive extension from PE to Residential Medium (RM), a revised Tentative Tract Map and modified Hillside

Review, Ridgeline Alteration and Oak Tree Permits. These approval requests would be subject to the Santa Clarita Unified Development Code (UDC). As discretionary approvals associated with this alternative would be modifications of the proposed entitlements and subject to the UDC, impacts would be less than significant and comparable to the proposed project under the Single-family Alternative. The single-family homes would be two stories and, therefore, the CUP requested under the project as proposed would not be required.

Noise

A significant noise impact would occur during project construction because proposed construction activities would exceed City standards at nearby noise sensitive land uses. Under the Single-family Alternative, noise impacts would be significant during construction of the Dockweiler Drive extension, 21 single-family residential units, and campus buildings. Therefore, noise impacts would be similar to those under the proposed project. The Single-family Alternative would be comparable to the proposed project with respect to significant noise impacts.

Population and Housing

The Single-family Alternative would result in an increase in student population of 565 and generate 54 new campus jobs. The proposed project would result in a population of 767 and would create 108 new campus employment positions. The Southern California Association of Governments (SCAG) projects that northern Los Angeles County and the City of Santa Clarita will have a substantially greater need for housing in the future. This alternative, when compared to the proposed project, would create the same number of jobs in the Santa Clarita Valley, but would not go as far in meeting the long-term housing needs projected by the City and SCAG. Consequently, Single-family Alternative is not preferred over the proposed project.

Fire Services

Under the Single-family Alternative, the master plan and single-family residential development would be subject to developer fees, which would fund necessary staff and equipment to serve the project site. However, as a result of increased intensity of land use on Deputy Jake Drive, the Los Angeles County Fire Department is requiring this roadway to provide thru access to connect with the existing portion of Deputy Jake Drive.¹ As the Single-family Alternative would conflict with a Los Angeles County Fire

¹ Telephone conversation with Wally Collins, Los Angeles County Fire Department, Land Development Unit - Fire Prevention Division, October, 2007

Department requirement, the proposed project would be environmentally superior to the Single-family Alternative.

Sheriff Services

Under the Single-family Alternative, The Master's College Campus Security would respond to all calls for service that do not involve a convictable offense of a misdemeanor or felony by a student, faculty, staff or community member or other threats outside of Campus Security capabilities. Under the proposed project, the officer to population ratio would decrease by less than 1 percent. As the 54 condominium units would be replaced with 21 single-family residential units under this alternative, the officer to population ratio would be affected to a similar extent. As such, impacts to sheriff services under the Single-family Alternative would be comparable to the proposed project.

Transportation and Circulation

Impacts to local intersections were identified as less than significant under the project as proposed. Under the Single-family Alternative, fewer trips would be generated than under the project as proposed. While impacts under the proposed project would be less than significant, the Single-family Alternative would be environmentally superior with regard to transportation and circulation. With regard to parking impacts, the reconfigured master plan would provide sufficient parking and, therefore, not result in a significant parking impact. Parking impacts under this alternative would be comparable to those under the project as proposed.

Water Services

A water demand of 48.57 acre-feet per year would be generated under the Single-family Alternative. When compared to the project water demand of 63.46 acre-feet per year, the Single-family Alternative would be environmentally superior. The Newhall County Water District (NCWD) has sufficient supply to meet the demand generated by the proposed project and the Single-family Alternative. Impacts would be less than significant under both scenarios.

Solid Waste

As space within landfills serving the project is finite, the generation of solid waste during project construction and operation is considered significant and unavoidable. Additionally, the proposed project would contribute to a significant cumulative solid waste impact. During proposed project construction, 566.73 tons of waste would be generated. As the development area under the Single-family Alternative would be equivalent to that under the project as proposed, 566.73 tons of waste would be generated

under this alternative. Therefore, the short-term solid waste impact would be equivalent under this alternative to the proposed project. Under the Single-family Alternative, 557 pounds per day or 101.65 tons per year of solid waste would be generated. When compared with the proposed project solid waste generation of 646.74 pounds per day or 118.03 tons per year, the operational and cumulative impact would be reduced. Regarding solid waste impacts, the Single-family Alternative would be environmentally superior to the proposed project.

Wastewater Disposal

Wastewater generation under the Single-family Alternative would be 54,281 gallons per day. When compared to the project generation of 67,074 gallons per day, the Single-family Alternative would be environmentally superior. The Santa Clarita Valley Sanitation District (SCVSD) has sufficient supply to meet the demand generated by the proposed project and the Single-family Alternative. Impacts would be less than significant under both scenarios.

Relationship to Project Objectives

All objectives established for the master plan would be achieved under this alternative. Those objectives are listed below.

Land Use Objectives

- (a) Develop a campus that fosters positive interchange between all students, faculty, and administration by:
- Constructing a chapel to enable students, faculty and administration to worship together;
 - Encouraging spiritual growth through maintaining the rural environment to provide for quiet reflective learning;
 - Locating campus functions, buildings and campus furniture to encourage interchange and discourage isolation;
 - Maximizing the number of residents living on campus;
 - Improving services to those that live off-campus;
 - Providing central student services, including dining, to allow the student body to interact;
 - Enhancing outdoor gathering spaces at the North Campus, Duncan Center, administration building and The Oaks; and
 - Organizing residence halls to encourage interaction.

- (b) Upgrade an aging campus to meet current codes by:
- Replacing a campus-wide septic system as necessary with the public sewer;
 - Improving fire and life safety by upgrading buildings and constructing a secondary access;
 - Modernizing buildings to provide full accessibility and seismic safety while minimizing hazardous materials; and
 - Establishing community design standards consistent with the rustic character of both Placerita Canyon and Newhall.
- (c) Plan the campus to meet future needs by:
- Developing a Master Plan for the future growth and development of the college;
 - Constructing facilities that are sized to adequately serve the existing and future academic mission; and
 - Appropriately reusing buildings where possible.
- (d) Respect the surrounding context and environment by:
- Improving campus grounds and building while respecting the goals of the Placerita Canyon Special Standards District;
 - Placing buildings, support structures and lighting to minimize impact to adjacent residences;
 - Directing pedestrian and vehicular traffic to minimize disruption to adjacent neighborhoods and preserve and maintain the rural quality of the canyon; and
 - Developing a rich, natural theme for the physical improvement of the campus.

Circulation Objectives

- (a) Establish new primary campus entrance on Dockweiler Drive, thereby reducing campus-related traffic through the canyon.
- (b) Redirect campus access through the new campus main entrance on Dockweiler Drive;
- (c) Restrict dormitory parking access to campus main entrance on Dockweiler Drive;
- (d) Provide a comprehensive wayfinding program to properly direct traffic;
- (e) Provide a secondary emergency access roadway where canyon residents can use new primary campus; and
- (f) Provide clearly demarcated loading and unloading areas and ensure that these areas are signed appropriately.

Pedestrian Objectives

- (a) Create a comprehensive pedestrian network linking all areas of the campus;
- (b) Encourage pedestrian routes away from Placerita Canyon Road and Quigley Canyon Road;
- (c) Provide clearly demarcated, well-lit pedestrian routes that are safe and comfortable;
- (d) Respect the neighbors and characteristics of surrounding communities; and
- (e) Provide equestrian connections as identified in the Placerita Canyon Special Standards District.

Objectives associated with the Creekview Park and adjacent Open Space component would be achieved under this alternative. All established objectives for the Dockweiler Drive and Deputy Jake Drive extensions component would be achieved under this alternative even without the extension of Deputy Jake Drive because a portion of the efficient east-west connection through Newhall would be constructed and a secondary emergency access roadway would be provided and campus access would be directed away from Placerita Canyon Road. Finally, because 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 with the 21 single-family homes rather than 54 condominium units, the objectives associated with the Tentative Tract Map 66503 component would be met under this alternative.

Conclusion

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.

Alternative 5 – Existing General Plan/Zoning Designation Alternative

Description of Alternative 5

As stated above, Section 15126(2)(4) of the *State 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 Tentative Tract Map 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. **Figure 7.0-4, Existing General Plan/Zoning Designation Alternative**, illustrates the components of this alternative.

Comparative Impact Analysis

Visual Resources

As analyzed under the proposed project, identified significant visual resources impacts would result during construction activities associated with the Dockweiler Drive and Deputy Jake Drive extensions and Tentative Tract Map 66503 project components 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. A significant and unavoidable impact during project operation would occur because views of the existing ridgeline, particularly from Placerita Canyon, would be altered due to proposed grading and building construction. Finally, the project contribution to the significant and

unavoidable cumulative impact resulting from the conversion of the Santa Clarita Valley from an undeveloped to a developed condition would be cumulatively considerable.

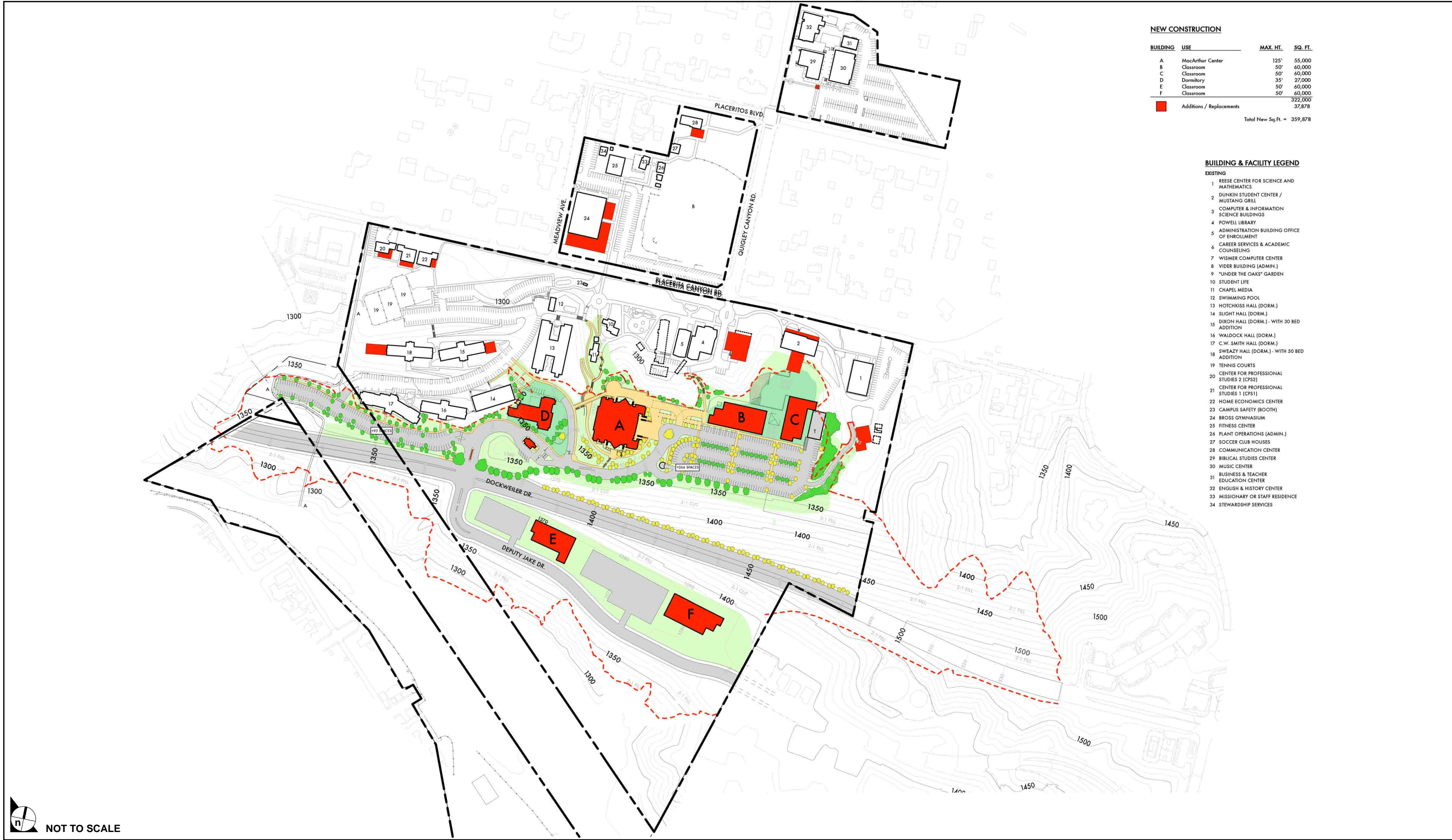
The short-term construction impact to visual resources would not be reduced under this alternative because grading and construction would be required to extend Dockweiler Drive as a Major Highway instead of a Secondary Highway as proposed. Similarly, the operational impact to visual resources would be equivalent because ridgeline modification would occur with extension of Dockweiler Drive as a Major Highway. Overall, the project would be comparable to the Existing General Plan/Zoning Designation Alternative when considering impacts to visual resources.

Air Quality

As analyzed for the proposed project, 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. The SCAQMD thresholds evaluate emissions on a daily basis. Therefore, to avoid or substantially reduce the significant air quality impact due to project implementation the maximum area graded per day would have to decrease to a level where the construction equipment required would emit air pollutants in quantities below SCAQMD thresholds. The maximum area graded per day under this alternative would be equivalent to that for the proposed project due to the extension of Dockweiler Drive. Therefore, the short-term construction air quality impact under this alternative would be equivalent to that under the proposed project.

Biological Resources

A significant impact would occur due to the cumulative loss of coastal sage scrub habitat within Santa Clarita with proposed and related project implementation. The loss of approximately 36 acres of sage scrub and chaparral habitat and 2 acres of coast live oak woodland from project implementation, while somewhat isolated from other larger habitat areas, contributes to the cumulative loss of this habitat for a variety of common and special-status wildlife species, including the potential foraging coastal California gnatcatcher, within the region. Additionally, a significant impact that could be mitigated to a level of less than significant would occur to one special-status plant community, coast prickly pear succulent scrub, oak trees, and 14 potentially occurring special-status wildlife species.



NEW CONSTRUCTION

BUILDING	USE	MAX. HT.	SQ. FT.
A	MacArthur Center	125'	55,000
B	Classroom	50'	40,000
C	Classroom	50'	40,000
D	Dormitory	35'	27,000
E	Classroom	50'	60,000
F	Classroom	50'	60,000
Additions / Replacements			372,000
			37,878
			Total New Sq.Ft. = 359,878

- BUILDING & FACILITY LEGEND**
- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.) - WITH 30 BED ADDITION
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
 - 19 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

NOT TO SCALE

SOURCE: Development Planning Services, Inc. - June 2008

FIGURE 7.0-4

Existing General Plan / Zoning Designation Alternative

Under the Existing General Plan/Zoning Designation Alternative, 48.9 acres would be graded on the project site resulting in 36 acres of coastal sage scrub habitat loss, which is equivalent to that under the project as proposed. The two acres of impacted coast live oak woodland occur within the master plan area and, therefore, the impact would be equivalent under this alternative. The identified impact to coast prickly pear succulent scrub would not be avoided under this alternative as this community exists on a portion of the site that would be graded with the extension of Dockweiler Drive. The impact to oak trees and 14 potentially occurring special-status wildlife species would occur but could also be mitigated to a level of less than significant. Overall, when compared to the proposed project, the Existing General Plan/Zoning Designation Alternative would be comparable to the proposed project with respect to biological resources.

Geology and Soils

Under the Existing General Plan/Zoning Designation Alternative, the total graded area would be from 48.9 acres. The Existing General Plan/Zoning Designation Alternative would involve movement of approximately 1.2 million cubic yards of soil, which is equivalent to that under the project as proposed. Identified geotechnical impacts are due to soil types, which are consistent through the project site. Therefore, the mitigation measures related to on-site soil types would be required under this alternative. All of the proposed keystone walls would be required and additional keystone walls would be required because Dockweiler Drive would be extended as a Major Highway under this alternative. Therefore, the proposed project would be environmentally superior with regard to geology and soils.

Hydrology and Water Quality

Under the Existing General Plan/Zoning Designation Alternative, the volume of stormwater runoff would slightly decrease when compared to the proposed project because the area between the extensions of Dockweiler Drive and Deputy Jake Drive would include more pervious area than under the project as proposed. The stormwater drainage system under this alternative would be designed to effectively accommodate stormwater flows from the revised master plan component and the extension of Dockweiler Drive. Hydrology and water quality impacts due to the proposed project and the Existing General Plan/Zoning Designation Alternative would be less than significant. However, the Existing General Plan/Zoning Designation Alternative would be environmentally superior because it would involve less impervious surface area.

Land Use and Planning

In order to allow for the proposed development to occur, the project applicant, The Master's College, is requesting approval of The Master's College Master Plan 07-001, General Plan Amendment 04-009, Zone

Change 04-006, Tentative Tract Map (TTM) 66503, Conditional Use Permit 04-031, Hillside Review Permit 04-010, Ridgeline Alteration Permit 07-001 and Oak Tree Permit 04-050. With these approvals, the proposed project would not conflict with any applicable land use plan, policy, or regulation and impacts would be less than significant.

The General Plan/Zoning Designation Alternative would require approval of a revised Hillside Review, Ridgeline Alteration, and Oak Tree Permits. As Dockweiler Drive would be extended as a Major Highway consistent with the Circulation Element of the General Plan, the extension would not conflict with applicable land use plans. However, the Secondary Highway designation would be more appropriate based on expected traffic volumes and neighboring land uses. Nonetheless, this would not represent a new significant impact. The approval requests associated with this alternative would be subject to the Santa Clarita Unified Development Code (UDC). As discretionary approvals associated with this alternative would be modifications of the proposed entitlements and subject to the UDC, impacts would be less than significant and comparable to the proposed project under the General Plan/Zoning Designation Alternative.

Noise

A significant noise impact would occur during project construction because proposed construction activities would exceed City standards at nearby noise sensitive land uses. Under the Existing General Plan/Zoning Designation Alternative, identified noise impacts associated with the extension of Dockweiler Drive, Dixon Hall Dorm expansion, Sweazy Hall expansion, Center for Professional Studies expansion, McArthur Chapel, dormitory building 44 and maintenance building would occur under this alternative. Additionally, as site preparation and construction would be required for the classroom buildings south of the Dockweiler Drive extension, a noise impact would occur during those activities. Therefore, noise impacts would be similar to those under the proposed project. The Existing General Plan/Zoning Designation Alternative would be comparable to the proposed project with respect to significant noise impacts.

Population and Housing

The Existing General Plan/Zoning Designation Alternative would result in an increase in student population of 600 students, including 500 full-time and 100 part-time students, and generate 108 new campus jobs. The proposed project would result in a population of 767 and would also create 108 new campus employment positions. The Southern California Association of Governments (SCAG) projects that northern Los Angeles County and the City of Santa Clarita will have a substantially greater need for housing in the future. This alternative, when compared to the proposed project, would create the same

number of jobs in the Santa Clarita Valley, but would not go as far in meeting the long-term housing needs projected by the City and SCAG. Consequently, Existing General Plan/Zoning Designation Alternative is not preferred over the proposed project.

Fire Services

Under the Existing General Plan/Zoning Designation Alternative, the master plan would be subject to developer fees, which would fund necessary staff and equipment to serve the project site. Additionally, the master plan and Dockweiler Drive extension would meet County codes and requirements, which have been adopted by the City, relative to providing adequate fire protection services to the site during construction and after buildout. Impacts to fire services under this alternative would be less than significant and slightly less when compared to the proposed project because fewer facilities would be constructed.

Sheriff Services

Under the Existing General Plan/Zoning Designation Alternative, The Master's College Campus Security would respond to all calls for service that do not involve a convictable offense of a misdemeanor or felony by a student, faculty, staff or community member or other threats outside of Campus Security capabilities. Under the proposed project, the officer to population ratio would decrease by less than one percent. As the 54 condominium units would not be built under this alternative, the officer to population ratio would be affected to a lesser extent. As such, impacts to sheriff services under the Existing General Plan/Zoning Designation Alternative would be slightly less when compared to the proposed project.

Transportation and Circulation

Impacts to local intersections were identified as less than significant under the project as proposed. Under the Existing General Plan/Zoning Designation Alternative, fewer trips would be generated than under the project as proposed. While impacts under the proposed project would be less than significant, the Existing General Plan/Zoning Designation Alternative would be environmentally superior with regard to transportation and circulation. With regard to parking impacts, the reconfigured master plan would provide sufficient parking and, therefore, not result in a significant parking impact. Parking impacts under this alternative would be comparable to those under the project as proposed.

Water Services

A water demand of 60.12 acre-feet per year would be generated under the Existing General Plan/Zoning Designation Alternative. When compared to the project water demand of 63.46 acre-feet per year, the Existing General Plan/Zoning Designation Alternative would be environmentally superior. The Newhall County Water District (NCWD) has sufficient supply to meet the demand generated by the proposed project and the Existing General Plan/Zoning Designation Alternative. Impacts would be less than significant under both scenarios.

Solid Waste

As space within landfills serving the project is finite, the generation of solid waste during project construction and operation is considered significant and unavoidable. Additionally, the proposed project would contribute to a significant cumulative solid waste impact. During proposed project construction, 566.73 tons of waste would be generated. As the development area under the Existing General Plan/Zoning Designation Alternative would be equivalent to that under the project as proposed, 566.73 tons of waste would be generated under this alternative. Therefore, the short-term solid waste impact would be equivalent under this alternative to the proposed project. Under the Existing General Plan/Zoning Designation Alternative, 300 pounds per day or 54.75 tons per year of solid waste would be generated. When compared with the proposed project solid waste generation of 646.74 pounds per day or 118.03 tons per year, the operational and cumulative impact would be reduced. Regarding solid waste impacts, the Existing General Plan/Zoning Designation Alternative would be environmentally superior.

Wastewater Disposal

Wastewater generation under the Existing General Plan/Zoning Designation Alternative would be 54,544 gallons per day. When compared to the project generation of 67,074 gallons per day, the Existing General Plan/Zoning Designation Alternative would be environmentally superior. The Santa Clarita Valley Sanitation District (SCVSD) has sufficient supply to meet the demand generated by the proposed project and the Existing General Plan/Zoning Designation Alternative. Impacts would be less than significant under both scenarios.

Relationship to Project Objectives

Objectives set for the master plan component would be met under this alternative with the exception of the goal to locating campus functions, buildings, and campus furniture to encourage interchange and discourage isolation. As classroom buildings 41 and 42 would be placed south of the Dockweiler Drive

extension, these buildings would be isolated from the remainder of The Master's College campus. The objectives that would be attained under this alternative are listed below.

Land Use Objectives

- (a) Develop a campus that fosters positive interchange between all students, faculty, and administration by:
- Constructing a chapel to enable students, faculty and administration to worship together;
 - Encouraging spiritual growth through maintaining the rural environment to provide for quiet reflective learning;
 - Maximizing the number of residents living on campus;
 - Improving services to those that live off-campus;
 - Providing central student services, including dining, to allow the student body to interact;
 - Enhancing outdoor gathering spaces at the North Campus, Duncan Center, administration building and The Oaks; and
 - Organizing residence halls to encourage interaction.
- (b) Upgrade an aging campus to meet current codes by:
- Replacing a campus-wide septic system as necessary with the public sewer;
 - Improving fire and life safety by upgrading buildings and constructing a secondary access;
 - Modernizing buildings to provide full accessibility and seismic safety while minimizing hazardous materials; and
 - Establishing community design standards consistent with the rustic character of both Placerita Canyon and Newhall.
- (c) Plan the campus to meet future needs by:
- Developing a master plan for the future growth and development of the college;
 - Constructing facilities that are sized to adequately serve the existing and future academic mission; and
 - Appropriately reusing buildings where possible.
- (d) Respect the surrounding context and environment by:
- Improving campus grounds and building while respecting the goals of the Placerita Canyon Special Standards District;

- Placing buildings, support structures and lighting to minimize impact to adjacent residences;
- Directing pedestrian and vehicular traffic to minimize disruption to adjacent neighborhoods and preserve and maintain the rural quality of the Canyon; and
- Developing a rich, natural theme for the physical improvement of the campus.

Circulation Objectives

- (a) Establish new primary campus entrance on Dockweiler Drive, thereby reducing campus-related traffic through the canyon.
- (b) Redirect campus access through the new campus main entrance on Dockweiler Drive;
- (c) Restrict dormitory parking access to campus main entrance on Dockweiler Drive;
- (d) Provide a comprehensive wayfinding program to properly direct traffic;
- (e) Provide a secondary emergency access roadway where canyon residents can use new primary campus; and
- (f) Provide clearly demarcated loading and unloading areas and ensure that these areas are signed appropriately.

Pedestrian Objectives

- (a) Create a comprehensive pedestrian network linking all areas of the campus;
- (b) Encourage pedestrian routes away from Placerita Canyon Road and Quigley Canyon Road;
- (c) Provide clearly demarcated, well-lit pedestrian routes that are safe and comfortable;
- (d) Respect the neighbors and characteristics of surrounding communities; and
- (e) Provide equestrian connections as identified in the Placerita Canyon Special Standards District.

None of the objectives associated the Tentative Tract Map 66503 component would be achieved. While the extension of Dockweiler Drive as a Major Highway would provide an east-west connection through Newhall, the Secondary Highway is more appropriate for the volume of traffic expected along this roadway and, therefore, a larger than necessary roadway would not meet the objective of providing an efficient east-west connection. The objectives set for the Creekview Park and adjacent Open Space component would be met under this alternative.

Conclusion

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 Tentative Tract Map 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; Tentative Tract Map 66503; and Creekview Park and adjacent Open Space components would not be achieved under the Ridgeline Alternative.