
Minutes from the Planning Commission Meeting of July 29, 2008

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Comment 1: Commissioner Ostrom

Commissioner Ostrom wanted to know if all of the parking at the Vista Condominium and Terrace Apartments is off street. He also wanted to know if on-street parking will be allowed on Dockweiler Drive.

Commissioner Ostrom wanted to know how alternatives were selected and if the applicant had commented on the alternatives.

Commissioner Ostrom wanted to know who paid for the sewer in Placerita Canyon.

Commissioner Ostrom questioned if the roadway width gets reduced from six lanes to four lanes, and in the future there becomes a need for a six-lane roadway, how could that be accommodated.

Lastly, Commissioner Ostrom questioned the status of the agreement with the school district and the timing of the negotiations.

Response 1: Commissioner Ostrom

All of the required parking at the Vista Condominium and Terrace Apartments is off street and located on each of the respective properties. Additionally, parking will be allowed on Dockweiler Drive until striping for additional lanes are warranted on the future.

With regard to how alternatives are selected, *2008 California Environmental Quality Act (CEQA) Statutes and Guidelines* Section 15126.6(a) states that "an EIR shall describe a reasonable range of alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effect of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project." The project applicant has reviewed the Draft EIR but did not have input in development of the alternatives.

The Master's College paid for a portion of the wastewater line in Placerita Canyon Road. The Placerita Canyon backbone sewer was constructed by the City. The Master's College (in anticipation of their future expansion) made an advanced payment to the City for their fair-share contribution of this backbone sewer. The remaining costs were paid for by the City, including previously deposited developer fees. The City also established a sewer user fee district to reimburse public funds spent on the project, as property owners in the district pay their fair-share cost to connect to the sewer, and to establish a method of securing funds for future expansion of the project as needed.

With regard to the question concerning changing a roadway width in the future, a General Plan Amendment to the Circulation Element would be required. Additionally, the City's traffic engineer indicated that there was no need for a six-lane roadway.

A meeting has been schedule for the week of August 4, 2008, with the Newhall School District and the project applicant to come to an agreement regarding school fees. While it is customary to pay for school fees at the time of issuance of building permits, the City of Santa Clarita has required the school agreements be executed prior to project approval.

Comment 2: Commissioner Kennedy

Commissioner Kennedy asked about how the parking was spaced throughout the Vista Condominium and Terrace Apartments projects. Commissioner Kennedy questioned the parking on Dockweiler Drive after restriping.

Commissioner Kennedy asked if congestion at the school had been taken into consideration in the Draft EIR.

Response 2: Commissioner Kennedy

No information is known regarding the spacing of the parking within the Vista Condominium and Terrace Apartments projects as they are not a part of the proposed project.

The restriping on Dockweiler Drive will eliminate parking on Dockweiler Drive.

Section 5.10, Transportation and Circulation, of the Draft EIR takes into consideration potential impacts at the McGrath Elementary School.

Comment 3: Commissioner Trautman

Commissioner Trautman stated that the Vista Condominium and Terrace Apartments projects do not meet City Code parking requirements.

The Commissioner questioned how a bike lane could be accommodated with a 73-foot right-of-way at the condominiums.

Response 3: Commissioner Trautman

The commenter is correct in that the parking codes that were used in the review of the Valencia Vista Condominium and Terrace Apartments are not consistent with existing City parking code requirements. The Valencia Vista Condominium and Terrace Apartments were originally approved by the County of Los Angeles, who had different parking requirements when said projects were initially approved.

With regard to accommodating the bike lane, the bike lane right-of-way is specifically in reference to the proposed project and not existing residential projects.

Comment 4: Bryan Kirby (Employee; former student)

Mr. Kirby stated that he supported the project and discussed the benefits of the project.

Response 4

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 5: Mark Tatlock (Provost of Master's College)

Mr. Tatlock stated that he wanted a good relationship between the college and the neighborhood, and the college is committed to community service. Mr. Tatlock noted that the design of the college is intended to provide safety to students.

Response 5

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 6: Chris Townsley (Placerita Canyon resident)

Mr. Townsley indicated that he shared the comments made by Brian Kirby. He also stated that there is no requirement for the college to connect Dockweiler Drive with Lyons Avenue. He also stated that there is no requirement (nexus) for the college to mitigate the impacts of the Vista Condominium and Terrace Apartments projects.

Response 6

The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA or applicable to project Draft EIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.

Comment 7: Ben Curtis (President of the Placerita Property Association)

Mr. Curtis stated that he supported the proposed project. He also stated that The Master's College Master Plan is a responsible plan and considers the well-being of Placerita Canyon.

Response 7

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 8: Valerie Thomas (Placerita Canyon resident)

Ms. Thomas stated that she lives in Placerita Canyon and that the Specific Plan for the college was a good plan. Ms. Thomas has concerns with Dockweiler Drive and the connection to Lyons Avenue. Ms. Thomas believes that an at-grade rail crossing via future Lyons/Dockweiler connection would be problematic.

Response 8

Section 4.10 of the Draft EIR concludes that with the project (including the reduction of Dockweiler Drive from a six- to four-lane roadway) would not create a significant impact and that Dockweiler Drive would be adequate as a four-lane roadway.

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 9: Michael Kosmal (Hidden Knoll Homeowners Association)

Mr. Kosmal presented a PowerPoint presentation on the Hidden Knoll Homeowners Association (HOA) review of The Master's College Master Plan Draft EIR.

Mr. Kosmal's presentation slides addressed the following information:

- a. Overview of the location of the relationship of the Hidden Knoll properties to the project site and the dates of the issuance of the Notice of Preparation and Scoping Meeting.
- b. The HOA concluded that the Draft EIR was adequate when addressing noise and dust/air quality impacts but was deficient with regard to traffic, views, parking, and geological/soil (slopes).
- c. Mr. Kosmal stated that the criterion by which an EIR is reviewed is by adequacy, completeness, and full disclosure.
- d. The average daily traffic (ADT) data for Deputy Jake is not provided on Figures 5.10-2, Existing Average Daily Traffic, 5.10-6, Average Daily Traffic Volumes During the Interim Year Without Traffic, and Figure 5.10-11, Average Daily Traffic Volumes During Interim Year with Project, of the Draft EIR.
- e. There was no conclusion made with regard to an increase in traffic which is substantial in relation to the existing traffic load with regard to Deputy Jake Drive.

- f. An issue was raised in 2006 as to the visual impacts from Deputy Jake Drive and Matthew Place. The viewsheds from Deputy Jake are closer to the project when compared to the visual simulation at Viewshed 3.
- g. Impacts to parking will occur as Dockweiler Drive will be restriped.
- h. With regard to the Valencia Vista Condominium and Terrace Apartments, the actual existing parking conditions are not consistent with City municipal codes and that demand exceeds supply.
- i. The impact of restriping Dockweiler Drive is unknown and a comprehensive parking survey is needed.
- j. Hidden Knoll slopes planted improperly leading to erosion, crevices, inadequate vegetation, leading to problems with slope below Dockweiler Drive extension.
- k. Stability in Hidden Hill slope (below Dockweiler Drive extension) unknown.
- l. Draft EIR lacks impact analysis to Hidden Knoll development regarding traffic impacts, visual resource, parking impacts, geological/soils impacts.

Response 9

- a. The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA or applicable to project Draft EIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.
- b. The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.
- c. The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA or applicable to project Draft EIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.
- d. The ADT data for Deputy Jake Drive has been provided as an attachment to the September 2, 2008, staff report. Figures 5.10-2, Existing Average Daily Traffic, 5.10-6; Average Daily Traffic Volumes During the Interim Year Without Traffic; and 5.10-11, Average Daily Traffic Volumes During Interim Year with Project, include the Deputy Jake traffic allocation figures.
- e. As shown in Figures 5.10-2, Existing ADT; 5.10-6, Average Daily Traffic Volumes During the Interim Year Without Traffic; and 5.10-11, Average Daily Traffic Volumes During Interim Year with Project, trips average 1,100 without project conditions (2008) and 1,300 with project conditions. With the projected increase in ADTs, the volumes remain well within the acceptable conditions for the existing two-lane roadway.

- f. A viewshed simulation from Deputy Jake Drive has been prepared and is included as an attachment to the September 2, 2008, Planning Commission staff report. It should be noted that the Draft EIR concluded that a significant and unavoidable visual impact would occur with development of the proposed project during construction, project development, and under the cumulative scenario.
- g. The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.
- h. The commenter is correct in that the parking codes that were used in the review of the Valencia Vista Condominium and Terrace Apartments are not consistent with existing City parking code requirements. The Valencia Vista Condominium and Terrace Apartments were originally approved by the County of Los Angeles, who had different parking requirements when said projects were initially approved.
- i. The project applicant is required to analyze the impact of the project as a part of environmental documentation and not provide a parking analysis to the deficiencies of existing developments. However, the project applicant representative was available at the September 2, 2008, Planning Commission public hearing to describe existing parking conditions. (See September 2, 2008, staff report). Please also see the parking study prepared by Linscott, Law and Greenspan included in **Appendix A** to this Final EIR.
- j. As with all development approved by the City, the Hidden Knoll slopes were designed to be stable. Additionally, City code requires slopes be jute netted, landscaped, and irrigated. Jute netting aids in preventing surficial erosion (surficial stability) until the plants' roots have been established and take over this role. It typically takes several years for root establishment, during which time jute netting may begin to deteriorate. Until root establishment, it is common to have debris from the slopes accumulate in the terrace drains and toe drains. The Hidden Knoll slopes were certified by the engineer and landscape architect of record for Tract 53114, indicating the slopes, including the jute netting, irrigation, and landscaping, were constructed in accordance with the approved grading plan and soils report.

Failures in surficial stability, which refers to the upper 4 feet of soil, typically do not pose safety hazards, whereas failures that are caused by gross instability are deep-seated in nature, and can pose a safety hazard (i.e., the La Conchita landslide north of Ventura).

As indicated in the Geological Report prepared by American Geotechnical on behalf of Hidden Knoll HOA, the observed failures are minor and surficial in nature. The report recommends mitigation measures, which, according to Mr. Kosmal (Hidden Knoll resident), the HOA does not have the funds to implement. However, as required by the conditions of approval for Tract 53114, the HOA is responsible for maintenance of slopes, which includes landscaping, irrigation, erosion, and terrace/down/toe drains. With routine maintenance, these slopes will perform as designed.

During the entitlement phase of a project, a preliminary soils report is prepared by the applicant's engineer to ensure the proposed project is feasible. The preliminary soils report for The Master's College Master Plan project is included in the Draft EIR, along with a review from the City's soils engineer indicating concurrence with the applicant's report. After the project is entitled, the

applicant's engineer will prepare a grading plan with an accompanying soils report. This soils report is a more in-depth engineering analysis than that prepared during the entitlement process, and must prove the proposed and existing slopes will be stable. A grading permit is not issued until the City's soils engineer reviews this report to ensure the analysis was performed in accordance with City code.

- k. Please see **Response 9-J**, above.
- l. The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 10: Lynne Plambeck (Santa Clarita Organization for Planning the Environment)

Ms. Plambeck stated that there is not enough discussion regarding greenhouse gases on page 5.2-79 of the Draft EIR. Ms. Plambeck views the removal of oaks for Hidden Knolls mitigation to be "musical oaks" and that the City should require a cumulative analysis of oak removals Citywide. With regard to oak removals, there is a concern regarding soil type and location.

The water supply section did not include a "baseline" in the 2008 data. Ms. Plambeck mentioned that the City will only receive 35 percent of its allocated water in 2008 and 10 percent is projected for next year. Ms. Plambeck contends that 2009 projections should be included.

Ms. Plambeck further stated that the City should adhere to the existing Ridgeline and Oak Ordinances. Lastly, Ms. Plambeck stated that the City staff should not give the impression that they are supporting the project.

Response 10

The issue regarding greenhouse gases is ever changing, and only recently has guidance been provided by the state on this issue. This issue will be updated given the latest guidance provided by the State of California.

The comment regarding musical oaks and a Citywide cumulative analysis of oaks expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

The State Department of Water Resources indicates that the 2008 State Water Project Allocation will be 35 percent. For the Castaic Lake Water Agency (CLWA), a State Water Project (SWP) contractor, this will translate into an allocation of 33,320 acre-feet (af) (35 percent of 95,200 af) if this DWR projection remains unchanged. As indicated in the most recent Notice to State Water Project Contractors, DWR's new

approval considered several factors, including existing storage in SWP conservation reservoirs, SWP operational constraints, including the federal court-ordered 2008 Delta export restrictions to protect Delta smelt, and 2008 contractor demands. DWR estimates the allocation would be 50 percent without the federal court decision actions in place. No information was provided in this comment to support a 10 percent allocation, so no further response to that figure is provided.

The water year 2007-2008 was a dry year. The EIR includes scenarios for a single-dry year and multiple-dry years. As shown in Table 5.11.1-12 of the Draft EIR, a single-dry year SWP allocation for CLWA is estimated to be between 5,900 to 6,700 af from 2010 to 2030, respectively, and Table 5.11.1-13 of the Draft EIR shows that multiple dry year SWP allocations are estimated to be between 32,900 and 30,500 af from 2010 and 2030, respectively. These estimates are generally consistent with the projected 2008 DWR allocation of 33,320 af. No changes to the Draft EIR are therefore necessary in response to this comment.

Comment 11: David Sloat (Hidden Knoll)

Mr. Sloat questioned the ownership of APN: 2833-014-015, which he believes is owned by The Master's College. Mr. Sloat questioned in the project would encroach upon areas that are maintained by the Hidden Knolls Homeowners Association. He further noted that he and Mr. Correa love their side yards—what is to become of landscape systems and land ownership. Mr. Sloat also stated that there would be a loss of viewshed from Hidden Knolls, and he voiced a concern with regard to drainage issues. Mr. Sloat indicated that the Draft EIR did not address land ownership, encroachment, loss of value, and stability of the Hidden Knolls slopes.

Response 11

According to the Los Angeles County Tax Assessor's office, APN 2833-014-015 is owned by The Master's College. As part of the 2001 subdivision (Tract 53114) that created the 53 single-family homes, the applicant for the Hidden Knoll subdivision proposed off-site grading onto the subject parcel, which required the consent of The Master's College, the property owner. The developer of the Hidden Knoll subdivision also obtained an agreement with The Master's College to maintain the graded slope located on the subject parcel and immediately west of the homes along Matthew Place. City staff has also researched the HOA's concern regarding grading and development that would encroach upon the existing manufactured slope. Staff's research shows that there are no restrictions for development or grading on the subject parcel; therefore, the applicant is allowed to encroach upon this landscaped area.

With regard to view impacts, a viewshed simulation from Deputy Jake Drive has been prepared and is included as an attachment to the September 2, 2008, Planning Commission staff report. It should be noted that the Draft EIR concluded that a significant and unavoidable visual impact would occur with development of the proposed project during construction, project development, and under the

cumulative scenario. Drainage impacts are mitigated to a level of less than significant and are addressed in Section 5.5, Hydrology and Water Quality, of the Draft EIR.

The comment regarding loss of value expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 12: Cam Noltemeyer (Santa Clarita Organization for Planning the Environment)

Ms. Noltemeyer questioned the timing of the project when One Valley-One Vision (OV-OV) General Plan effort is proposed. Consequently, Ms. Noltemeyer suggests that this project be postponed until the OV-OV efforts are adopted. Ms. Noltemeyer stated her concern with so many entitlements being requested that are contrary to adopted codes and the general plan. Ms. Noltemeyer was concerned with over building in the City.

Response 12

With regard to OV-OV timing and the suggestion to postpone review of the proposed project until OV-OV is adopted, this comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

The comment regarding overbuilding and entitlement requests raises economic, social, or political issues that do not appear to relate to any physical effect on the environment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue, no further response is required.

Comment 13: Sandra Cattell (Placerita Canyon Property Owners Association)

Ms. Cattell stated a concern that only the Dockweiler Drive/Lyons Avenue was the only connection shown, whereas there are vague references to the Via Princessa connection. Ms. Cattell mentioned the Bridge and Thoroughfare District (B&T). Ms. Cattell questioned why the North Newhall Specific Plan is discussed as if it is an approved plan. Lastly, Ms. Cattell mentioned that through roads are not compatible with a rural environment with respect to ridgeline modification and the Placerita Canyon.

Response 13

Section 2.0, Project Description, addresses the Dockweiler Drive connection as follows:

The project includes the extension of Dockweiler Drive from the existing western terminus to the east of The Master's College campus to the western boundary of The Master's College property. A proposed amendment to the Circulation Element of the general plan would reclassify Dockweiler Drive as a four-lane Secondary Highway. The Circulation Element includes the extension of Dockweiler Drive from its existing terminus to Lyons Avenue and designates the connected roadway as a six-lane major highway. According to the Circulation Element, a six-lane major highway is designed to carry more than 50,000 average daily trips (ADT). However, the traffic volume expected on Dockweiler Drive would range from 25,000 to 35,000 ADT and the Secondary Highway designation is consistent with such a volume. The proposed North Newhall Specific Plan includes the extension and connection of Dockweiler Drive to allow for traffic flow from Sierra Highway to I-5. However, the precise location within the proposed North Newhall Specific Plan where Dockweiler Drive would be connected is still being determined. Options under consideration by the City include connecting Dockweiler Drive at Lyons Avenue or 13th Street and both of these options could also include an additional north/south trending connection to Via Princessa.

B&T fees are discussed in detail in Section 5.10, Transportation and Circulation, page 5.10-15 of the Draft EIR.

Overall use and discussion of the North Newhall Specific Plan raises economic, social, or political issues that do not appear to relate to any physical effect on the environment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue, no further response is required.

Comments regarding through-roads not being compatible with rural environments express the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 14: Tim Ben Boyston

Mr. Boyston urged the City to level with residents regarding parking. Mr. Boyston also questioned the at-grade crossing at Lyons Avenue/Via Princessa.

Response 14

Parking issues brought to the attention of the Planning Commission at the July 1, 2008, hearing were addressed in the Planning Commission staff report of July 29, 2008. Additionally, a parking study was

conducted for the proposed project, and the finding of the traffic study can be found in Section 5.10, Transportation and Circulation, pages 5.10-16 and 5.1-35-37 of the Draft EIR.

Comment 15: Robert Werner (Valencia Vista Homeowners Association)

Mr. Werner stated that he was in general agreement regarding issues on Dockweiler Drive and traffic and safety. Mr. Werner stated that he had no interest in putting a sidewalk on existing Dockweiler Drive. He further stated that no other Secondary Highways in town have houses as close to the roadway as would be with Dockweiler Drive, as they all have buffers. Mr. Werner stated that the existing section of Dockweiler Drive was not suitable for four lanes given the proximity of homes. Mr. Werner believes that Dockweiler Drive can be managed to handle more traffic without becoming four lanes.

Mr. Werner suggested that the City review alternatives for Dockweiler Drive and that a right-of-way for 116 feet is not possible. He also requested that the public be given notice for any work to be completed on Dockweiler Drive.

Response 15

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

With regarding to receiving public notification regarding work on Dockweiler Drive, the comment raises economic, social, or political issues that do not appear to relate to any physical effect on the environment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue, no further response is required.

Comment 16: Commissioner Burkhart

Commissioner Burkhart voiced his appreciation for the thorough presentation from the Hidden Knoll HOA. He also requested a visual simulation from Deputy Jake Drive.

Response 16

A visual simulation from Deputy Jake Drive was prepared and included with the September 2, 2008, staff report.

Comment 17: Commissioner Ostrom

Commissioner Ostrom voiced his concern that the higher density proposed for the site is not shown on the OV-OV plan. He noted that OV-OV allowed for 5 dwelling units per acre (du/ac) and why the applicant did not consider single-family residential units on the site. Commissioner Ostrom wanted to be certain that traffic is based on OV-OV. He also wanted to know how the applicant came up with 54 dwelling units.

Response 17

The 54 units are part of an ongoing discussion between the applicant and the Community Development Department about what would be the most viable and appropriate housing type for this site. The City has reviewed the proposed multifamily development and finds that the proposed subdivision is an appropriate viable housing use type at this location. To assist in meeting the housing needs of the City, the proposal provides a diverse mix of new housing opportunities for this community. Since the July 29, 2008, public hearing, the project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

Comment 18: Commissioner Kennedy

Commissioner Kennedy requested clarification with regard to the encroachment question on Hidden Knolls HOA property. He also wanted to know if Dockweiler Drive met the parameter of a Secondary Highway.

Response 18

According to the Los Angeles County Tax Assessor's office, APN 2833-014-015 is owned by The Master's College. As part of the 2001 subdivision (Tract 53114) that created the 53 single-family homes, the applicant for the Hidden Knoll subdivision proposed off-site grading onto the subject parcel, which required the consent of The Master's College, the property owner. The developer of the Hidden Knoll subdivision also obtained an agreement with The Master's College to maintain the graded slope located on the subject parcel and immediately west of the homes along Matthew Place. City staff has also researched the HOA's concern regarding grading and development that would encroach upon the existing manufactured slope. Staff's research shows that there are no restrictions for development or grading on the subject parcel; therefore, the applicant is allowed to encroach upon this landscaped area.

Draft EIR Section 5.6, Land Use and Planning, page 5.6-8 states, "Traffic volumes expected on Dockweiler Drive are consistent with the Secondary Highway designation." Existing Dockweiler meets the test for a Secondary Highway for travel lanes, but no bike lanes and reduced parkway.

Comment and Responses 19: Commissioner Trautman

Commissioner Trautman provided written comments to the Draft EIR. Due to the number of comments the comments have been listed and responses directly follow. This will allow the reader to more easily follow the comment and response.

Project Description

1. *Page 2.0-33: The statement is made that “The oak tree mitigation plan includes the replacement rather than the relocation of oak trees on the site.” On page 2.0-38, under Phase 1, the second bullet reads “Removal of oak trees to be transplanted” (Q) Are healthy trees being removed and planted elsewhere? What is the disposition of the healthy trees?*

Oak trees proposed to be removed will not be planted elsewhere (i.e., transplanted). The term “healthy” oak trees, including those proposed to be removed, applies to all trees with the exception of a few trees that are already dead or nearly so. Therefore, none of the oak trees that are proposed to be removed will be transplanted.

As stated on Draft EIR page 5.3-37, “The applicant developed an oak tree mitigation plan in collaboration with the City of Santa Clarita Oak Tree Specialist and Craig Crotty of Arbor Culture. The oak tree mitigation plan proposes to mitigate the impacts to oak trees by planting 744 oak trees on site as illustrated in **Appendix 5.3 (Mitigation Measure 5.3-5)**. The oak tree mitigation plan includes the replacement rather than the relocation of oak trees on the site according to the recommendation provided in the February 2007 addendum to the 2005 oak tree report. The proposed locations, oak tree species, and oak tree size were developed based on site-specific characteristics. As the proposed oak tree mitigation plan was developed specifically for the project site by licensed arborists, the proposed plan is expected to be highly effective. Additionally, the planting plan must be approved by the City Planning Commission during the oak tree permit application review.”

Air Quality

1. *Page 5.2-80: Recommend inclusion of Mitigation Measures 5.2-1 through 5.2-9.*

These mitigation measures will be adopted for the purpose of this project. These mitigation measures will be adopted through the adoption of the Mitigation Monitoring and Reporting Program by the City of Santa Clarita.

2. Page 5.2-80: Recommend adding an additional Mitigation Measure (5.2-10): "Incorporate new technologies during the construction if available and feasible."

Mitigation Measure 5.2-7 could be revised to include new technologies. Mitigation Measure 5.2-7 already includes emission control equipment, some of which may not be available at the present time but those could be "new technologies" at a later day. We recommend that the mitigation measure stress alternative technologies such as gas-fueled equipment or use of biodiesel. Specifically, Mitigation Measure 5.2-7 should be revised as follows:

Prior to use in construction, the project applicant will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., will be evaluated. Alternative technologies and fuels, such as biodiesel and natural gas, shall also be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA and are commercially available and ~~can feasibly be retrofitted onto construction equipment~~ feasible for the particular construction equipment.

3. Page 5.2-69: Will the recommended Mitigation Measures reduce "localized significant impacts of PM₁₀ and PM_{2.5}" for existing residents and the population at J. Michael McGrath Elementary School? If so, to what degree? If not, are other mitigation measures available?

The localized significance threshold analysis for particulate matter less than 10 and 2.5 microns in diameter (PM₁₀ and PM_{2.5}) assumes that disturbed areas will be watered three times per day and that South Coast Air Quality Management District Rule 403 (Fugitive Dust) will be complied with. Rule 403 incorporates Best Available Control Measures for fugitive dust. While Mitigation Measures 5.2-1 through 5.2-9 will aid in reducing the impacts, their added benefit cannot be quantified but is likely to be small. Accordingly, they would not reduce the localized PM₁₀ and PM_{2.5} impacts to less than significant. It should be noted, however, that the localized impacts were estimated using an air quality dispersion model that tends to over predict impacts, especially at receptors close to a construction site. While additional mitigation measures could be imposed (e.g., real-time PM₁₀ monitoring), they would tend to ensure that the mitigation measures are being implemented sufficiently to control fugitive dust rather than producing additional reductions in actual impacts. Furthermore, compliance with Rule 403 will require no visible dust beyond the property line such that the real impacts are likely to be much less than the estimated impacts.

4. Are there any possible toxics in the soil that could be released with grading?

Other than native materials in the soil, hazardous or toxic materials are not expected to be present or released during grading.

5. *Is the Air Quality section in part a standard report used by Impact Sciences for the Southern California air basin?*

The air quality section was based on previous EIRs prepared for projects in the City of Santa Clarita, but the text and data have been updated to reflect more recent environmental and regulatory conditions. Because the South Coast Air Quality Management District (SCAQMD) is the primary agency responsible for attaining air quality standards in the South Coast Air Basin, including the Santa Clarita Valley, the air quality section tends to discuss regional plans and regulations. For example, attainment designations for the National and California Ambient Air Quality Standards apply to the entire basin and not subregions, such as the Santa Clarita Valley. Nonetheless, ambient air quality data are presented for the Santa Clarita monitoring station in the Santa Clarita Valley. The air quality section also includes a discussion of a subregional analysis for the Santa Clarita Valley prepared by the SCAQMD. While the discussion of climate and meteorology could be expanded to include local characteristics, it should be noted that the SCAQMD staff has reviewed several similar EIRs and has not commented on the adequacy of the environmental setting section for air quality.

Biological Resources

1. *Were all of the focused field surveys conducted during optimal periods for species?*

Yes. Focused field surveys included presence/absence surveys for special-status plants and for the California gnatcatcher.

Page 5.3-2 of the Draft EIR states, "On April 24, 2007, Impact Sciences biologists conducted focused special-status plant surveys, with an emphasis on identifying whether any of the ten special-status plants with the potential to occur on the site are present on the subject property." These species share the months of April and May in the overlapping of their flowering periods.

Page 5.3-3 of the Draft EIR states, "David Crawford of Compliance Biology, Inc., conducted focused surveys for the coastal California gnatcatcher...Surveys were conducted on April 25, May 1, 8, 15, 22, and 29, 2007." The US Fish and Wildlife Service indicates that the breeding season for the coastal California gnatcatcher extends from February 15 through August 30, with the peak nesting activity occurring from mid March through mid May. Therefore, these surveys were conducted during the appropriate season.

2. *Do alternative sites exist locally in which to relocate dislodged species? Where are those sites?*

No off-site areas were analyzed in an effort to study the carrying capacity for wildlife species. However, Mitigation Measure 5.3-1 on page 5.3-43 of the Draft EIR indicates that coastal sage scrub and chaparral communities that are disturbed by construction of the proposed project shall be restored on a 1:1 ratio on

open space areas of the project site or on other available property within the City of Santa Clarita. Additionally, a restoration plan shall be completed that specifies the location of mitigation sites, relocation sites for animals that would be displaced, procedures for creating additional habitat, and contingency measures in the event that mitigation efforts are not successful. This restoration plan shall be completed prior to the issuance of a grading permit for the proposed project.

Moreover, Mitigation Measure 5.3-2 on page 5.3-43 of the Draft EIR indicates that the 0.09 acre of Coastal Prickly Pear Succulent Scrub impacted by the project shall be re-established on the project site in equal area. The restoration of this plant community shall be described in a comprehensive restoration plan that includes the replacement of coastal sage scrub and chaparral communities referenced above prior to the issuance of grading permit to initiate project construction, as described in Mitigation Measure 5.3-1.

3. *On page 5.3-34, it is stated that: The oak tree planting plan would mitigate for impacts to oak woodlands on-site, because more than 2 acres of oak woodland would be created in remaining open space areas as part of the oak tree planting plan (under Mitigation Measure 5.3-5). (Q) Would it be possible to relocate species named in paragraph two on page 5.3-38 to oak woodlands created on site if the timing is coordinated?*

It is anticipated that the timing of relocation (if needed) of the silvery legless lizard, coast horned lizard coast patch-nosed snake, and/or coastal western whiptail (if present) would be prior to the establishment of suitable habitat to support the aforementioned species. Therefore, relocation would need to occur to suitable on-site or off-site locations where suitable habitat exists for any captured individuals to successfully survive relocation. Establishment of oak woodland will require several years to achieve functionality and the proposed project will be constructed before this habitat become suitable for relocation of these species.

4. *Page 5.3-35: Is there room to create new sage scrub habitat for the California gnatcatcher?*

A total of 11.12 acres of non-native grassland would not be impacted and 25.27 acres of currently disturbed areas would remain on the project site. Non-native grassland provides an opportunity to revegetate these areas to native habitats, as long as these non-native grasslands do not support sensitive or special status plant or animal species. Portions of the existing disturbed areas provide opportunities to introduce native landscaping, such as sage scrub habitat. These areas should be assessed for restoration potential in the restoration plan that is required per Mitigation Measure 5.3-1.

5. *Page 5.3-43—49: Recommend inclusion of mitigation measures.*

Mitigation measures are included in the Mitigation Monitoring Plan which, should the EIR be certified and the project approved, would be adopted and approved by the City Council.

Geology and Soils

1. *Page 5.4-19: 5.4-13 – Under what circumstances would guniting be used to stabilize slopes? Has this been done elsewhere in the SCV? How are MSE slopes constructed?*

Gunitite is typically used on unstable and oversteepened slopes (slopes that are steeper than 2 feet horizontal to 1 foot vertical). For example, gunitite has been used along Pacific Coast Highway where the slopes have not been graded to create a stable situation. City code does not allow unstable and oversteepened slopes; City code requires slopes be designed to be stable, and therefore gunitite is not necessary. Additionally, gunitite is not aesthetically pleasing, as landscaping is not able to grow on or through it.

2. *Page 5.4-17–21: Recommend inclusion of all proposed mitigation measures.*

These mitigation measures will be adopted for the purpose of this project. These mitigation measures will be adopted through the adoption of the Mitigation Monitoring and Reporting Program by the City of Santa Clarita.

Hydrology and Water Quality

1. *Page 5.5-8: The second paragraph concludes, “With the implementation of these basins, stormwater flows would be reduced to acceptable levels.” (Q) What are acceptable levels? Could engineering on this project help to alleviate future flooding from Newhall Creek? I am concerned about stormwater flows and flooding of residences and businesses.*

Acceptable levels are to mitigate the storm runoff rates to existing conditions. In the existing condition, the 100-yr floodplain for Newhall Creek extends into the residential area southwesterly and adjacent to Creekview Park. The proposed storm drain system and basins will have no affect on the limits of the FEMA mapped floodplain or the actual flooding condition from Newhall Creek. The proposed improvements will neither change the peak flow rate in Newhall Creek nor alter the hydraulics in the creek from the existing condition.

Land Use and Planning

1. *If upzoning of the parcel is approved to allow for 54 residential units, will the applicant set aside 10 percent for below market housing to accommodate teachers and other members of the workforce or seniors?*

According to The Master’s College, it is anticipated that 10 percent of the units would meet Moderate Income levels for appropriate household sizes, based on the proposed product.

Noise

1. *Page 5.7-9: What methods of “mechanical ventilation” would be used to limit interior noise levels to 45 dB(A) if that level can only be achieved with windows closed.*

The mechanical ventilation that would be employed could either include roof or window mounted air conditioning units. The intent is to provide person inside the building with adequate room temperatures and thus allow for them to keep the window closed. By keeping the windows closed exterior noise level would not be projected into the building and thus exterior to interior noise levels would be reduced to acceptable levels.

2. *Were the CNEL Noise Levels in Table 5.7-3 derived from averaging of noise levels over a 24-hour period? Was the calculation weighted to acknowledge higher levels when people are most likely to be active? Were peak periods and duration considered?*

The noise levels in Table 5.7-3 were derived by using a Larson Model 720 sound level meter and taking hourly noise measurements over a 24-hour period. Please refer to Appendix 5.7 of the Draft EIR for the hourly noise measures at each monitored location. The noise levels presented in Table 5.7-3 are a community noise equivalent level (CNEL) which is the average A-weighted sound level (dB(A)) measured over a 24-hour time period. These noise levels have been adjusted to account for some individuals' increased sensitivity to noise levels during the evening and nighttime hours. The CNEL presented in Table 5.7-3 was derived by adding 5 decibels (dB) to the measured hourly L_{eq} (equivalent continuous noise level)($L_{eq(h)}$) occurring during the evening from 7:00 PM to 10:00 PM, and 10 dB to the measured $L_{eq(h)}$ occurring during the nighttime from 10:00 PM to 7:00 AM. The 5 and 10 dB additions are applied to account for people's increased noise sensitivity during the evening and nighttime hours. The logarithmic effect of adding the 5 and 10 dB increments results in a CNEL measurement that is within approximately 3 dB(A) of the peak hour

3. *Page 5.7-25: Recommend adoption of Noise Mitigation Measures 5.7.2—5.7-5.*

These mitigation measures will be adopted for the purpose of this project. These mitigation measures will be adopted through the adoption of the Mitigation Monitoring and Reporting Program by the City of Santa Clarita.

4. *Could noise and air quality issues near residences and McGrath be partially addressed by phasing of road and residential development, with construction near these sites during summers when students are less likely to be at school and residents may be away for vacations?*

Given the length of the construction period it is highly unlikely that the phasing of the roads and residences could be completed during a three month summer period. In consideration of this fact, the

City of Santa Clarita has included mitigation measures to reduce impacts to on and off-site receptor locations. For example, when construction operations occur within 300 feet of on- or off-site occupied residences, and when it is determined by City staff during routine construction site inspections that the construction equipment could generate a noise level at those residences that would be in excess of normally acceptable noise levels of the *City Land Use Compatibility Guidelines*, the applicant shall implement appropriate additional noise reduction measures. These measures shall include among other things changing the location of stationary construction equipment, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.

5. *Would construction vehicles enter from 13th street only? Or also through the gate at the east end of Placerita Canyon Road? At Reese Center parking lot? (See p. 5.9-1-7)*

The primary entrance for construction vehicles to enter would be from 13th Street. The Master's College has neither discussed with the Placerita Canyon Property Owners Association (PCPOA), nor do they plan on using the east end gate that goes to Sierra Highway. It is The Master's College's intent that grading equipment would make their initial off-loading and entrance from the end of existing Dockweiler Drive via a future pioneered grading access route. Construction vehicles would still access via 13th Street. Only grading equipment would access via Dockweiler Drive.

Population and Housing

1. *At the Community Meeting on the Housing Element on July 22, OVOV consultant Molly Bogh projected 9,598 new units between 2006-2014, but in this DEIR (p.5.8-3), projections include the addition of 10,901 units between 2006-2010 and 10,403 units from 2010-2020. (Q) Why do these projections differ?*

With regard to the 9,598 new units projected between 2006 and 2014 that was discussed at the July 22, 2008, community meeting on the OV-OV Housing Element, these numbers are derived from the Regional Housing Needs Assessment (RHNA) that are assigned to the City of Santa Clarita for the January 2006 to June 2014 period. This number reflects the total number of market-rate, moderate-income, low-income, and very-low-income units that should be available in the City by June 2014. The 9,598-unit total is assigned by the state agency and does not reflect the City's local projections or projects currently underway that comprise the City's cumulative projects list. The projection of 10,901 units that The Master's College DEIR describes between the years 2006 to 2010 and 10,403 units between 2010 and 2020 are forecasts that are based upon the City's projects currently underway that comprise the cumulative projects list.

- 2. If most housing construction is occurring in the unincorporated areas of the Valley, why would City housing "represent 70.2 and 61.8 percent of the projected housing for the Santa Clarita Valley for 2010 and 2020? Is this due to anticipated annexations?*

Currently, there are approximately 57,500 housing units in the incorporated City area and 26,500 units within the unincorporated Los Angeles County areas of the Santa Clarita Valley. The 57,500 units within the City of Santa Clarita represent about 68.5 percent of the total number of units within the Santa Clarita Valley. Although the majority of the growth in the Santa Clarita Valley is currently occurring in the unincorporated areas of the Santa Clarita Valley, the City will have a higher number of total housing units at buildout. Even with growth in the unincorporated areas, the City will still have the majority of housing units at valley buildout.

- 3. Under the Cumulative Population, Housing and Employment Summary, the second bullet, I would suggest that there will be net loss of jobs if we do not become proactive about creating housing for our workforce.*

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

- 4. Under that same heading, third bullet, the requirements of the RHNA alone will not be sufficient to create affordable housing. Therefore, it cannot "be reasonably assumed that any loss of affordable housing that may occur" would be replaced.*

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Traffic and Circulation

- 1. How are average daily trips derived?*

Trip generation estimates for a specific type of land use are generally derived by either utilizing standard trip rates from respected industry sources such as the Institute of Transportation Engineers (ITE) Trip Generation Report (e.g., 9.57 ADT per single-family dwelling unit is an ITE standard), or by a case study of a comparable use. For The Master's College traffic study, each approach was utilized due to the unique nature of the project. A detailed discussion of the trip rate derivation process is provided in Section 3.1 of the project's traffic study, and can be summarized as follows: Traffic counts were collected for the existing conditions at the project site, and from that data a trip generation rate—utilizing students as the

independent variable—was derived for daily and peak hour traffic. These rates were compared to both the standardized ITE trip rates for colleges and to the Santa Clarita Valley Consolidated Traffic Model's trip rates for colleges. As discussed in the traffic study, the need for a conservative estimate for the purpose of the EIR resulted in selecting a blend of the traffic model and the field survey rate.

- 2. Page 21 of the staff report for July 29 states that the Vista Condominiums and the Terrace Apartments were developed under the County in 1990 and 1991. Why was Dockweiler Drive designated as a Major Highway in 1997 (pages 2.0.11-12), when the existing portion of Dockweiler was not built to accommodate six lanes of traffic and Valle Del Oro was not built as a collector road?*

At the time the Circulation Element was adopted in 1997, traffic projections for buildout of the Santa Clarita Valley indicated that Dockweiler Drive was on the threshold between requiring four lanes and six lanes. Dockweiler Drive was adopted as a major (six-lane) arterial as a conservative approach to accommodating future traffic volumes. The existing section of Dockweiler Drive was built under County of Los Angeles jurisdiction prior to City incorporation. It was assumed that the right-of-way along the existing section of Dockweiler Drive would be expanded at such time that those existing tracts came through the City for redevelopment. Subsequent updates and refinements to the City/County joint traffic model now indicate that six lanes will not be necessary on Dockweiler Drive and that four lanes will adequately accommodate future traffic projections.

- 3. When would the Dockweiler connection to Lyons Avenue be completed? Please provide the ICU and LOS traffic impacts for selected intersections for this interim period.*

The City currently does not have an estimate for when the connection of Dockweiler to Lyons Avenue will be made. As such, The Master's College traffic study evaluates two distinct scenarios, one in which the connection is made and one in which it is not made. Table 3-3 of the project's traffic study includes the ICU and LOS information for each scenario. The "Without Dockweiler Drive Extension" scenario is listed in the first five columns of data, and the "With Dockweiler Drive Extension" scenario is listed in the last five columns of data.

- 4. The North Newhall Specific Plan and Heritage Hills are included in Table 2-3: Cumulative Projects (Vol. 3 p. 2-9), but I don't see traffic projections from the NNSP in relation to 13th Street on any of the trip projection figures, nor is there any indication of traffic traveling through that project via a new street proposed to connect Via Princessa to Dockweiler. How were cumulative impacts from the NNSP and Heritage Hills incorporated into calculations for Intersection Capacity Utilization or Levels of Service?*

Traffic generated by both the North Newhall Specific Plan (NNSP) and the Heritage Hills projects are included in the traffic model forecasts utilized for The Master's College traffic study. For example, the AM peak hour turning movement volumes to and from 13th Street for Interim Year no-project conditions (see Figure 3-3 of the traffic study), are significantly higher than the existing AM peak hour volumes (see

Figure 2-3 of the traffic study). This increase in traffic is due to the NNSP land uses tabulated in the cumulative projects list (see Table 2-3 of the traffic study). Likewise, the Heritage Hills project is also included in the Interim Year traffic model; although traffic generation from Heritage Hills is much lower than the NNSP project and the corresponding increase to traffic is not as apparent by just looking at the exhibits.

5. *Page 5.10-3 How frequently is the SCV Consolidated Traffic Model updated? This indicates that the 2004 model was used here.*

The Santa Clarita Valley Consolidated Traffic Model (SCVCTM) is continually updated as new cumulative project information becomes available. The traffic model runs utilized for The Master's College traffic study were prepared specifically for use in that study and were based on the most current cumulative project information available at that time (refer to Table 2-3 of the traffic study for list of cumulative projects). In addition to the regular updates in regard to cumulative projects, the SCVCTM is also periodically recalibrated to existing conditions. The most recent calibration took place in 2004.

6. *The intersection of Sierra Highway and Placerita Canyon is studied under the Congestion Management Plan with the conclusion that the completion of the Dockweiler Drive extension will successfully reduce impacts at that intersection, yet there are no numbers assigned for that intersection in the figures showing traffic distribution with and without the project and the Dockweiler extension.*

Complete traffic volume forecast data for the Sierra Highway/Placerita Canyon intersection is provided within the ICU worksheets in Appendix A of the traffic study (refer to location #12). Specific mitigation measures that optimize the capacity of the Sierra Highway/Placerita Canyon intersection by reconfiguring the lane configurations and the traffic signal timing are recommended in the traffic study.

7. *In our previous meeting, neighbors complained about the existing road width, lack of sidewalks and lack of parking.*
 - a. *The 7/29 staff report describes the width of Dockweiler on the eastern portion with an 80' ROW and a 73' ROW along the Vista condominium community. (Q) What is standard width for a four-lane secondary highway?*

The City's standard right-of-way for an urban secondary is 88 feet. The standard for a suburban secondary is 92 feet.

- b. *Are the condominium buildings immediately adjacent to the 4.5' parkway area? If not, what is the distance between the parkway to the residential units? What is the distance between the residential units and Dockweiler?*

No, the condo buildings aren't immediately adjacent to the 4.5-foot parkway. The buildings are at least 15 feet from the front property line (parking) and about 20 feet from Dockweiler Drive.

- c. *On handwritten page 21 of the 7/29 staff report, staff states that using "more restrictive City requirement(s) for parking... there would be a deficit of 42 parking spaces." While the parking supply for both multi-family communities may "exceed the Los Angeles County Zoning Code, under which they were reviewed..." I believe we need to look for options that meet, rather than ignore, current realities. Otherwise, we end up with more Benz Road-type problems.*

The applicant's parking consultant, Linscott, Law, and Greenspan, conducted parking counts of parking on Dockweiler Drive as well as the Vista condominiums on Saturday, August 16, 2008, from 11:00 AM to 11:00 PM in order to obtain data at the peak hours for parking in the area. The information gathered from this study will be presented by the applicant and/or their consultant in their presentation to the Planning Commission. Linscott, Law, and Greenspan prepared a parking study which is included in **Appendix A** to this Final EIR.

- d. *One of the residents indicated that the applicant is willing to make some concessions. What has the applicant offered to the residents?*

The Master's College has not offered any specific defined concessions directly to the Deputy Jake community as of this date. The Master's College has indicated that they would be supportive of making Deputy Jake Drive a local street only serving the proposed residential project with a cul-de-sac and "Knox Box" or other emergency gate system between the existing Deputy Jake terminus and the new extension. This would eliminate the through street configuration shown on the proposed tentative map. Other items can be considered as part of a dialogue with the City Planning Commission and the community during the hearing process.

8. *In preparation of the Draft Circulation Element of the new General Plan, has there been any discussion of additional roadways, such as the possible secondary roadway through the North Newhall Specific Plan? What are the pros and cons of creating a new roadway providing a North/South connection between Dockweiler and Newhall Avenue?? (The property to the south is zoned RS and CC according to the interactive mapping system.) If the entrance to the college was realigned toward the eastern portion of the campus, the new road could run south passing by or through Deputy Jake Drive and meeting Newhall Avenue after passing over the floodway. In addition to helping alleviate traffic impacts for the residents on Dockweiler east and Valle Del Oro, this could result in preservation of the Coast Prickly Pear Succulent Scrub, a sensitive plant community that is slated for removal due to the currently proposed alignment of the new road descending from Dockweiler for the Multifamily (or Single Family) development.*

Analysis of NNSP specifics, such as a possible new roadway through the NNSP area, has not been addressed by the preparation of the Draft Circulation Element of the new General Plan. In regard to providing a new roadway between Dockweiler Drive and Newhall Avenue (through the property zoned RS and CC), one downside of constructing of a road through that general area would appear to be the roadway alignment coming within close proximity (e.g., 100 feet or less) to the back yards of the existing homes along the Matthew Place cul-de-sac. Since Dockweiler Drive and Valle Del Oro have sufficient

capacity to accommodate the traffic generated by the project, the construction of an additional roadway directly behind the homes along Matthew Place would appear to introduce a new problem that would otherwise be avoided.

9. *Deputy Jake should remain in a cul-de-sac. Staff needs to investigate the fire department's concern of driving over the low-curbs of the cul-de-sac.*

Following the July 29, 2008, Planning Commission meeting, City staff contacted Wally Collins with the Los Angeles County Fire Department, Fire Prevention Unit, who expressed several concerns with the potential of the Deputy Jake Drive extension becoming another cul-de-sac. Concerns that were raised by the fire department regarding the potential cul-de-sac for the Deputy Jake Drive extension include the fire department's response time without a thru street, the lack of a second evacuation route in case of an emergency, and concerns related to fire department turnaround requirements. A representative from the Los Angeles County Fire Department was present at the September 2, 2008, meeting to address any additional questions the Planning Commission had.

Water

1. *Page 5.11.1-3: In the event of an extended drought and permanent reduction of SWP water, how long can the Saugus Formation be pumped before the natural recharge processes are reduced or the Formation collapses?*

As indicated in the Draft EIR (page 5.11.1-3), and as reported in the Santa Clarita Valley Water Reports (2005-07) and the 2005 Urban Water Management Plan (UWMP), pumping from the Saugus Formation was about 7,700 af in 2007; on average, Saugus pumping has been about 6,800 acre-feet per year (afy) since 1980. Both rates are near the lower end of the range included in the 2005 UWMP. As a result of long-term relatively low pumping from the Saugus Formation, groundwater levels in that aquifer have remained generally constant to slightly increasing over the last 35 to 40 years; those trends continued in 2007. Based on background information referenced in the UWMP and Draft EIR, the report titles of which are listed in the Draft EIR on pages 5.11.1-7 and 8, pumping from the Saugus Formation in a given year is tied directly to the availability of other water supplies, particularly from the SWP. The comment refers to a condition described as a "permanent reduction of SWP water." Without specific information regarding such a reduction (e.g., the amount of the reduction), it is not possible to specifically determine what impact a reduction in SWP water would have on the local groundwater basins beyond that presented in the EIR. However, the UWMP and Draft EIR do present scenarios relating to reductions in SWP water deliveries and extended periods of drought.

Regarding reductions in SWP water, the Draft EIR estimates the amount of SWP deliveries that would occur in average, single-dry- and multiple-dry-year conditions. As shown on Table 5.11.1-1, the EIR does present water delivery information assuming permanent reductions in SWP deliveries as compared to

CLWA's Table A entitlement of 95,200 afy. As shown, it is assumed that in average years, SWP deliveries would range from about 63 to 66 percent of the full entitlement. In multiple dry years, deliveries would range only from about 32 to 35 percent of the full entitlement. In a critical dry year, deliveries would range only from about 6 to 7 percent of the full entitlement.

Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 25,000 afy during a dry year and can increase to between 21,000 and 25,000 afy if SWP deliveries are reduced for two consecutive dry years and between 21,000 and 35,000 afy if SWP deliveries are reduced for three consecutive dry years. Such pumping would be followed by periods of reduced (average-year) pumping, at rates between 7,500 and 15,000 afy, to further enhance the effectiveness of natural recharge processes that would recover water levels and groundwater storage volumes after the higher pumping during dry years.

Based on this information, the 2005 UWMP and Santa Clarita Valley Water Report, and hence the EIR, do not predict a scenario, even with permanent reduction in SWP deliveries and extended drought conditions, that would cause the Saugus Formation to no longer be a sustainable local source of water. Furthermore, no "collapse" (presumably caused by a state of overdraft) of the local groundwater basins is anticipated under such scenarios.

2. *If SWP water were to be permanently reduced, which would in turn reduce some of the banked water that might have been purchased, what measures would be taken to sustain existing users? The operating plan is premised on fluctuations, not on sustained water reductions. (See p. 5.11.1-8, p. 5.11.1-26, p. 5.11.1-27, p. 5.11.1-28 regarding assumed conditions.)*

Measures to sustain adequate water supplies under a variety of conditions are presented in the 2005 UWMP and Draft EIR. CLWA adopted the Groundwater Management Plan (GWMP) on December 10, 2003.¹ These conditions assume sustained reductions in SWP deliveries as compared with the full Table A entitlement of 95,200 afy (see, **Response 1** above). As presented in the Draft EIR on pages 5.11.1-15 through 18,

The GWMP contains four management objectives, or goals, for the basin, including (1) development of an integrated surface water, groundwater and recycled water supply to meet existing and projected demands for municipal, agricultural and other water uses; (2) assessment of basin conditions to determine a range of operational yield values that use local groundwater conjunctively with supplemental SWP supplies and recycled water to avoid groundwater overdraft; (3) preservation of groundwater quality, and active characterization and resolution of groundwater contamination problems, including perchlorate; and (4) preservation of interrelated

¹ CLWA's Groundwater Management Plan, adopted December 10, 2003, is available at the City of Santa Clarita Community Development Department.

surface water resources, which includes managing groundwater in a manner that does not adversely impact surface and groundwater discharges or quality to downstream basins.

As indicated in the EIR, elements aimed at accomplishing basin management objectives include:

- Monitoring of groundwater levels, quality, production and subsidence
- Monitoring and management of surface water flows and quality
- Determination of basin yield and avoidance of overdraft
- Development of regular and dry-year emergency water supply
- Continuation of conjunctive use operations
- Long-term salinity management
- Integration of recycled water
- Identification and mitigation of soil and groundwater contamination, including involvement with other local agencies in investigation, cleanup, and closure
- Development and continuation of local, state, and federal agency relationships
- Groundwater management reports
- Continuation of public education and water conservation programs
- Identification and management of recharge areas and wellhead protection areas
- Identification of well construction, abandonment, and destruction policies
- Provisions to update the groundwater management plan (see Draft EIR page 5.11.1-16)

An important aspect of the GWMP was completion of the 2005 Basin Yield Report. The primary determinations made in the 2005 Basin Yield Report are that (1) both the alluvial aquifer and the Saugus Formation are sustainable sources at the operational plan yields stated in the 2005 UWMP over the next 25 years; (2) the yields are not overstated and will not deplete or “dry up” the groundwater basin; and (3) there is no need to reduce the yields shown in the 2005 UWMP. Additionally, the 2005 Basin Yield Report concluded that neither the alluvial aquifer nor the Saugus Formation is in an overdraft condition, or projected to become overdrafted (see Draft EIR page 5.11.1-18).

3. Page 5.11.2-34: What "provisions are in place to respond to perchlorate contamination if it should occur"?

The Draft EIR presents information on the types of technologies available to treat perchlorate contamination should it occur in the future. See EIR pages 5.11.1-37-40. As shown,

Effective technologies presently exist to treat perchlorate in water in order to meet drinking water standards. In a publication from the US EPA, Region 9 Perchlorate Update,² the US EPA discussed the current state of perchlorate treatment technology, and the current and planned treatment development efforts being carried out as part of US EPA Superfund program studies, US Air Force research, water utility-funded studies, and the federally funded research effort underway by the East Valley Water District, California and the American Water Works Association Research Foundation (AWWARF). The US EPA also summarized two of the technologies that are in use today, which are capable of removing perchlorate from groundwater supplies, the ion exchange, and biological treatment methods.

A number of full-scale perchlorate treatment systems have been implemented in California and other states. In an effort to evaluate the various available treatment technologies, CLWA commissioned an investigation to identify and evaluate alternative treatment processes effective in removing perchlorate. The scope of that investigation included resolving permitting issues pertaining to the construction and certification of a treatment facility, conducting bench-scale and pilot-scale tests to determine treatment process performance, and preparing preliminary capital and operations and maintenance cost estimates.

Three treatment technologies, an ion exchange system and two biological systems, were selected for study. All three systems were determined to be effective in removing perchlorate.³ However, there was considerable uncertainty with respect to the capital and operations and maintenance costs associated with each process. Therefore, a technical group comprised of representatives from CLWA, the retail water purveyors, and consultants retained by Whittaker-Bermite agreed to solicit competitive bids for the design, construction, and operation of both ion exchange and biological treatment systems. After thorough evaluation of several bids, the technical group determined that ion exchange is the preferred technology based upon treatment performance, ease of regulatory compliance, and comparison of costs associated with construction and operations and maintenance.

The preferred single-pass ion exchange treatment technology does not generate a concentrated perchlorate waste stream that would require additional treatment before discharge to a sanitary sewer or a brine line (if one is available). This technology incorporates an active resin (a material that attracts perchlorate molecules) that safely removes the perchlorate from water. The resin is contained in pressure vessels and the water is pumped through the vessel. The resin is eventually replaced with new resin after a period of time. The old resin is removed and transported by truck

2 See, US EPA website, *Perchlorate*, and *Region 9 Perchlorate Update*, found at <http://www.epa.gov/ogwdw/ccl/perchlor/perchlo.html>, and available at the City of Santa Clarita Community Development Department.

3 See, *Treatment of Perchlorate Contaminated Groundwater from the Saugus Aquifer, TM 3 Bench and Pilot Test Results*, Carollo Engineers, February 2004. A copy of this report is available at the City of Santa Clarita Community Development Department.

to an approved waste disposal site where it is safely destroyed. This technology is robust and reliable for use in drinking water systems.

DPH has approved operation of perchlorate treatment plants, and those plants currently in operation are listed in **Table 5.11.1-9, Perchlorate Treatment Summary**.

Based on (1) the results of CLWA's investigation of perchlorate removal technologies; (2) the technical group's evaluation; and (3) DPH' approval of single-pass ion exchange for treatment in other settings, CLWA and the local retail water purveyors are planning single-pass ion exchange for the treatment technology for restoration of impacted capacity (wells) in accordance with the permitting, testing, and installation process described in the 2005 UWMP. The wellhead treatment installed at Valencia Water Company's Well Q2 in October 2005 is the same single-pass ion exchange as is planned for restoration of impacted Saugus well capacity.

4. Page 5.11.1-51, Table 5.11.1-11: In this and the tables that follow, how does "Wholesale" differ from "Table A Supply" and other banked water?

SWP Table A Supply refers to the portion of CLWA's 95,200 afy Table A entitlement that is projected to be delivered. Wholesale (Imported) supplies include that SWP Table A Supply, plus supply from Buena Vista – Rosedale and Nickel Water to be delivered to Newhall Ranch. Together those sources of supply total between 73,007 and 75,407 afy from 2010 to 2030.

5. How does Groundwater differ from water from the Aquifer and Formation?

The groundwater supplied from the Alluvial Aquifer and Saugus Formation is described in the Draft EIR generally on page 5.11.1-15. As described,

*The project area lies within the groundwater basin identified in DWR Bulletin 118 (2003 Update) as the Santa Clara River Valley Groundwater Basin, East Subbasin (basin). The basin is comprised of two aquifer systems, the Alluvium (also referred to as the alluvial aquifer), and the Saugus Formation. The Alluvium generally underlies the Santa Clara River and its several tributaries, and the Saugus Formation underlies practically the entire upper Santa Clara River area. Some scattered outcrops of terrace deposits in the basin are also likely to contain limited amounts of groundwater. Since these deposits are located in limited areas situated at elevations above the regional water table and are of limited thickness, they are of no practical significance as aquifers and, consequently, have not been developed for any significant water supply. **Figure 5.11.1-3, Santa Clara River Valley East Groundwater Basin – East Subbasin**, illustrates the mapped extent of the Santa Clara River Valley East Subbasin, which approximately coincides with the outer extent of the Alluvium and Saugus Formation. The CLWA service area and the location of the two existing water reclamation plants (WRPs) in the Valley are also shown on **Figure 5.11.1-3**.*

*The location of the shallower Alluvial Aquifer is illustrated on **Figure 5.11.1-4, Municipal Alluvial Well Locations; Santa Clara River Valley, East Groundwater Subbasin**, and the location of the deeper Saugus Formation is illustrated on **Figure 5.11.1-5, Saugus Well Locations; Santa Clara River Valley, East Groundwater Subbasin**.*

For more detailed descriptions of the Alluvial Aquifer and Saugus Formation, please see Draft EIR pages 5.11.1-18 through 37.

6. *A few years ago, the projected recycled water supply for the Newhall Ranch project was 17,000 afy. When and why was it reduced to 5400 af maximum?*

City staff is unfamiliar with references to the Newhall Ranch recycled water supply being 17,000 afy. The Additional Analysis prepared for the Newhall Ranch Specific Plan and Water Reclamation Plant (2003) indicated that approximately 5,400 to just over 7,000 afy of reclaimed water may be available from the Newhall Ranch Water Reclamation Plant (WRP), not 17,000 afy. (see Newhall Ranch Additional Analysis, 2003, page 2.5-134). The Draft EIR, therefore, correctly indicates that approximately 5,400 afy of reclaimed water will be available from the Newhall Ranch WRP. Perhaps the commentator is referring to the recycled water that would be available from County Sanitation District Plants 26 and 32 via CLWA, in addition to the Newhall Ranch WRP. The EIR indicates that the County plants (via CLWA) would provide approximately 15,700 afy of recycled water by 2030.

7. *Page 5.11.1-56: How long would it take to replenish storage in the Saugus Formation?*

As indicated in the Draft EIR,

*The Saugus Formation contains much greater quantities of groundwater than the alluvial aquifer. Storage capacity within the Saugus Formation is estimated to be 1.65 million af (Slade 2002). Based on the amount of water in storage and the historic aquifer performance, Slade (2002) identified that production from the Saugus Formation for dry period water supply could be increased from 15,000 to 20,000 afy, and ultimately to 35,000 afy if dry conditions continue. The increase to 35,000 afy would be temporary and would need to return to, or be reduced below, the historical range of 7,500 to 15,000 afy once rainfall patterns returned to normal **in order to naturally replenish storage and avoid long-term adverse effects to the aquifer.**" [Emphasis Added] (see, page 5.11.1-56)*

Based on studies performed by Slade (2002), the amounts indicated above result in a sustainable yield from the Saugus Formation. This is based on a repeat of historic rainfall levels over the Santa Clarita Valley and region. In wet years, formation replenishment occurs faster, in dry years slower.

8. *Page 5.11.1-54: Where will 6500 afy of groundwater come from under planned supplies in Table 5.13.1-13 when maximum amounts for the Aquifer and the Formation are already listed above this under local supplies? (Also see Table 5.11.1-20 on page 5.11.1-81.)*

The 6,500 afy referred to in this comment consists of (1) the planned restoration of well capacity from Saugus Formation wells that were taken out of service due to perchlorate contamination, and (2) groundwater from new Saugus Formation wells that would be installed in the future. These sources of

groundwater would be in addition to the 15,000 afy of Saugus Formation water listed higher in the referenced table (Table 5.11.1-13 of the Draft EIR).

9. Page 5.11.1-56: Where in Tables 5.11.1-11, 12, and 13 is replacement of water from flexible storage demonstrated?

As indicated in the Draft EIR,

In its SWP flexible storage account, CLWA has access to 4,684 af of water in Castaic Lake. Under the terms of the Monterey Amendments to the SWP water supply contract, CLWA may withdraw up to this amount of water from flexible storage and use it in addition to its Table A supply, and must then replace any water withdrawn within five years of withdrawal. CLWA has recently negotiated with Ventura County water agencies to obtain the use of their flexible storage account. This will allow CLWA access to another 1,376 af of storage in Castaic Lake (rounded to 1,380 af in Table 5.11.1-12 above). CLWA access to this additional storage will be available on a year-to-year basis for 10 years, beginning in 2006. Consequently, for the 10-year period, CLWA could have access to up to an additional 6,060 af annually from this program.” (see, Draft EIR page 5.11.1-56 and 57)

As reflected in Draft EIR Tables 5.11.1-13, 5.11.1-12, and 5.11.1-13, the portion of water from the Flexible Storage Account from Ventura County is available through 2015. CLWA’s portion of the Flexible Storage Account is a permanent source of water. As indicated in the Draft EIR, CLWA is required to replace this water, if used, within five years of withdrawal. As indicated, CLWA participates in numerous programs to augment its primary sources of supply. These programs are listed in the aforementioned Tables. Draft EIR Tables 5.11.1-18, 5.11.1-19, and 5.11.1-20 present projected water supplies and demands for normal, single-dry and multiple-dry years. As shown, each of these scenarios results in surpluses. CLWA would use such surpluses in normal years to replace the used flexible storage account water.

10. Page 5.11.1-21: SWP Table A amounts for an average year and for a single dry year agree with the 2030 numbers under Tables 5.11.1-18 and 5.11.1-19, respectively; but the Multiple-Dry Year SWP Table A amount in this table is 6,700 af, while the 2030 Projected Multiple Dry Year Supplies in Table 5.11.1-20 puts SWP Table A at 30,500 af. Why is there a difference in Multiple-Dry Year projections?

As indicated in the Draft EIR (page 5.11.1-4),

CLWA’s annual Table A Amount is 95,200 af.⁴

While Table A identifies the maximum annual amount of water an SWP contractor may request, the amount of SWP water actually available and allocated to SWP Contractors each year is

⁴ CLWA’s original SWP water supply contract with DWR was amended in 1966 for a maximum annual Table A Amount of 41,500 af. In 1991, CLWA purchased 12,700 af of annual Table A Amount from a Kern County water district, and in 1999 purchased an additional 41,000 af of annual Table A Amount from another Kern County water district, for a current total annual Table A Amount of 95,200 af.

dependent upon the factors described above and can vary significantly from year to year. The availability of SWP supplies to CLWA and the other SWP Contractors is generally less than their full Table A amounts in many years and can be significantly less in dry years.

In an effort to assess the impacts of these varying conditions on SWP supply reliability, DWR issued the Draft State Water Project Delivery Reliability Report 2007, dated December 2007. The report assists SWP Contractors, cities, counties, local water agencies, and other local agencies in assessing the reliability of the SWP component of their overall supplies. Applying DWR's computer-based reliability projections to CLWA's maximum Table A Amount yields the following amounts of SWP water availability, shown in **Table 5.11.1-1.**"

**Table 5.11.1-1
Projected CLWA Table A Amounts Available**

Table A Amount	CLWA SWP Water (acre-feet per year)
Total Contractual Amount	95,200
Available in Average Year (63.45 to 66%)	60,400 to 62,800
Available in Multiple Dry Years (32 to 34.55%)	30,500 to 32,900
Available in Critical Dry Year (6 to 7%)	5,700 to 6,700

This information is provided by DWR. DWR modeling indicates that the single critical dry year (such as that that occurred in 1976/77) would see the largest reductions in SWP deliveries (down to approximately 6 to 7 percent of full entitlement, or 5,700 to 6,700 af). Modeling indicates that multiple-dry-year scenarios would see smaller reductions than the critical dry year (down to approximately 32 to 34 percent of full entitlement, or 30,500 to 32,900 af). This is due to the dryer conditions occurring during the critical dry year.

Wastewater Disposal

1. Page 5.11.3-3: (Second paragraph) "According to CSDLAC estimates, total flows projected from the Santa Clarita Valley in 2015, exclusive of Newhall Ranch, would be 34.1 mgd." (Q) Will the Newhall Ranch project create its own sanitation facility?

Newhall Ranch will construct its own wastewater disposal treatment facility. LAFCO has approved the formation of a Sanitation District for the facility and the California Regional Water Quality Control Board – Los Angeles Region, has issued a National Pollutant Discharge Elimination System NPDES permit for the Newhall Ranch Water Reclamation Plant.

Effects Found Not To Be Significant

1. *Schools: There are impacts to schools from infill development. I want the applicant to meet with Dr. Winger and his staff to work out a "fair share" fee agreement for the Newhall School District. (Please see Dr. Winger's letter dated July 2, 2008.)*

A meeting occurred on August 5, 2008, with the Newhall School District and the project applicant to come to an agreement regarding school fees.

Project Alternatives

1. *Page 7.0-34: Why would Dockweiler Drive remain as a Major Highway in the General Plan under Alternative 5?*

Alternative 5 was included in the EIR to comply with Section 15126(2)(4) of the *State CEQA Guidelines*, which requires an 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. Dockweiler Drive is currently designated as a six-lane Major Highway in the General Plan and was, therefore, defined as a Major Highway in Alternative 5.

2. *Page 7.0-43: The last paragraph contains a statement that the objectives for Creekview Park and adjacent Open space components would not be achieved under the Ridgeline Alternative, but on page 7.0-6 the description tells us that the Ridgeline Alternative also includes the Creekview Park and adjacent Open Space Dedication and water tank replacement.*

The text in the last paragraph on page 7.0-43 of the Draft EIR incorrectly states that the objectives of the Creekview Park and adjacent Open Space component would not be met under Alternative 5. On page 7.0-43, under the second paragraph under the Conclusion subheading, the text accurately states that the Creekview Park and adjacent Open Space component would be met under Alternative 5. This correction can be found in **Section 3.0 Revised Draft EIR Pages** in the Final EIR.

3. I would like a matrix that contains a summary of the pros and cons of each of the alternatives.

Please see the table below, which summarizes the conclusions of the alternatives analysis.

Comparison of Alternatives to the Proposed Project

Environmental Issue Area	Proposed Project Impact (After Mitigation)	Alt. 1 – No Project	Alt. 2 – Ridgeline Alternative	Alt. 3 – Oak Tree Alternative	Alt. 4 – Single-Family Alternative	Alt. 5 – Existing General Plan/Zoning Designation
VISUAL RESOURCES (const, oper., cumul.)	Significant and Unavoidable	Less	Less (Reduced to Less than Significant)	Less, but still Significant and Unavoidable	Similar	Similar
AIR QUALITY (const.)	Significant and Unavoidable	Less	Less (Reduced to Less than Significant)	Similar	Similar	Similar
BIOLOGICAL RESOURCES (cumul.)	Significant and Unavoidable	Less	Less (Reduced to Less than Significant)	Less, but still Significant and Unavoidable	Similar	Similar
GEOLOGY AND SOILS	Less than Significant	Less	Less	Less	Similar	Greater
HYDROLOGY AND WATER QUALITY	Less than Significant	Less	Less	Less	Similar	Less
LAND USE AND PLANNING	Less than Significant	Less	Similar	Similar	Similar	Similar
NOISE (const.)	Significant and Unavoidable	Less	Less, but still Significant and Unavoidable	Similar	Similar	Similar
POPULATION AND HOUSING	Less than Significant	Less	Greater	Greater	Greater	Greater
PUBLIC SERVICES - FIRE SERVICES	Less than Significant	Less	Less	Less	Greater	Less

Environmental Issue Area	Proposed Project Impact (After Mitigation)	Alt. 1 – No Project	Alt. 2 – Ridgeline Alternative	Alt. 3 – Oak Tree Alternative	Alt. 4 – Single-Family Alternative	Alt. 5 – Existing General Plan/Zoning Designation
PUBLIC SERVICES – SHERIFF SERVICES	Less than Significant	Less	Less	Less	Similar	Less
TRANSPORTATION AND CIRCULATION	Less than Significant	Less	Greater (New Significant Impact)	Less	Less	Less
UTILITIES – WATER SERVICES	Less than Significant	Less	Less	Less	Less	Less
UTILITIES - SOLID WASTE (const., oper., cumul.)	Significant and Unavoidable	Less	Less, but still Significant and Unavoidable	Less, but still Significant and Unavoidable	Less, but still Significant and Unavoidable	Less, but still Significant and Unavoidable
UTILITIES – WASTEWATER DISPOSAL	Less than Significant	Less	Less	Less	Less	Less

Comment 20: Linda Townsley

Ms. Townsley stated that she is in full support of The Master's College Master Plan as proposed.

Response 20

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 21: Lois Botchet

Ms. Botchet did not want Dockweiler Drive to be opened due to more traffic. Ms. Botchet does not mind if the college uses it.

Response 21

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 22: Martha Romanelli (Valencia Vista Condominiums)

Ms. Romanelli suggested that an inspection be conducted at night to come up with a plan on what to do with the parked cars. Ms. Romanelli stated that she "had been told by a City representative that is not legal to make a street in this City 'private.'" So why can Placerita Canyon residents have their own "private" street with a gate and they are the only ones using it? The perfect solution to The Master's College expansion is to open the street to Master's only. Why is it we are expected to make a bad parking situation worse by losing more spots so those few residents can keep their "private street?"

Response 22

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 23: A.J. Romanelli (Valencia Vista Condos)

A. J. Romanelli states that the Master's extension plan is OK but they have to have an alternative plan and not extend Dockweiler Drive.

Response 23

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 24: Gary Correa (Hidden Knoll resident)

1. Mr. Correa contends that he was confused by a previous presentation by Master's College stating that they had contacted all of the residents in the area. Mr. Correa stated that it wasn't until fliers were placed on the cars of the Vista Condominiums and Terrace Apartments that they were advised of the July 1, 2008, meeting. Mr. Correa contends that it is only the residents in Placerita canyon who have had any real input into the plan because most of the traffic will be diverted from them to Dockweiler Drive and possible Deputy Jake Drive.
2. Mr. Correa wants to know what is going to happen to his property if Deputy Jake Drive is extended. He wants to know if his property is going to be taken for street expansion. If so, will he get reimbursed for that property. Who will be responsible for changes that will need to be made to his irrigation system. How much extra construction traffic will he have to deal with?
3. Mr. Correa is concerned with the proposed grading and extension of Dockweiler Drive. He referenced the erosions issues discussed in the Hidden Hills HOA commissioned soils report by American Geotechnical, Inc. Mr. Correa stated that he is concerned that this report was not addressed in the Draft EIR and that the slope could not tolerate an grading.
4. Mr. Correa is concerned that condominiums and not single-family units are proposed for the site. He does not believe that the area needs any more multifamily units in the area. He believes that condominiums would lower his and his community's property values. Furthermore he sees no need for Deputy Jake Drive to be extended. He stated that the fire department has not had any problem accessing this area and there is an alternative access for them. Mr. Correa strongly urges the Planning Commission to adopt the single-family alternative.
5. Mr. Correa reiterated his concern that if Deputy Jake Drive was to be extended the issue of HOA property must be addressed. This includes the property that would be taken for the extension and all of the v-ditches and irrigation adjustments that would have to be made.

Response 24

1. Mr. Correa's statements concerning who would most benefit from the Dockweiler Drive extension and who was notified expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.
2. According the Los Angeles County Tax Assessor's office, APN 2833-014-015 is owned by The Master's College. As part of the 2001 subdivision (Tract 53114) that created the 53 single-family homes, the applicant for the Hidden Knoll subdivision proposed off-site grading onto the subject parcel, which required the consent of The Master's College, the property owner. The developer of the

Hidden Knoll subdivision also obtained an agreement with The Master's College to maintain the graded slope located on the subject parcel and immediately west of the homes along Matthew Place. City staff has also researched the HOA's concern regarding grading and development that would encroach upon the existing manufactured slope. Staff's research shows that there are no restrictions for development or grading on the subject parcel, therefore, the applicant is allowed to encroach upon this landscaped area.

3. As with all development approved by the City, the Hidden Knoll slopes were designed to be stable. Additionally, City code requires slopes be jute netted, landscaped and irrigated. Jute netting aids in preventing surficial erosion (surficial stability) until the plants' roots have been established and take over this role. It typically takes several years for root establishment, during which time jute netting may begin to deteriorate. Until root establishment, it is common to have debris from the slopes accumulate in the terrace drains and toe drains. The Hidden Knoll slopes were certified by the engineer and landscape architect of record for Tract 53114, indicating the slopes, including the jute netting, irrigation and landscaping were constructed in accordance with the approved grading plan and soils report.

Failures in surficial stability, which refers to the upper four feet of soil, typically do not pose safety hazards, whereas failures that are caused by gross instability are deep-seated in nature, and can pose a safety hazard (i.e., the La Conchita landslide north of Ventura).

As indicated in the Geological Report prepared by American Geotechnical on behalf of Hidden Knoll HOA, the observed failures are minor and surficial in nature. The report recommends mitigation measures, which according to Mr. Kosmal (Hidden Knoll resident), the HOA does not have the funds to implement. However, as required by the conditions of approval for Tract 53114, the HOA is responsible for maintenance of slopes, which includes landscaping, irrigation, erosion, and terrace/down/toe drains. With routine maintenance, these slopes will perform as designed.

During the entitlement phase of a project, a preliminary soils report is prepared by the applicant's engineer to ensure the proposed project is feasible. The preliminary soils report for The Master's College Master Plan project is included in the Draft Environmental Impact Report, along with a review from the City's soils engineer indicating concurrence with the applicant's report. After the project is entitled, the applicant's engineer will prepare a grading plan with an accompanying soils report. This soils report is a more in-depth engineering analysis than that prepared during the entitlement process, and must prove the proposed and existing slopes will be stable. A grading permit is not issued until the City's soils engineer reviews this report to ensure the analysis was performed in accordance with City code.

4. Mr. Correa's comments regarding not having a need for more condominiums in the area, lowering of property values, and adoption of the single-family alternative expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Since the July 29, 2008, public hearing, the project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

The Fire Department has stated that for fire safety and access purposes that Deputy Jake Drive be extended to the college.

5. Please see **Response 24-3**, above.

Comment 25: **Ari Kosmal**

Ms. Kosmal requested that her speaking time be donated to Michael Kosmal.

Response 25

This comment is an introduction to comments that were listed above. No further response is required.

Comment 26: **Connie Ragsdale**

Ms. Ragsdale requested that her speaking time be donated to Michael Kosmal.

Response 26

This comment is an introduction to comments that were listed above. No further response is required.

Comment 27: **James Kim**

Mr. Kim requested that his speaking time be donated to Michael Kosmal.

Response 26

This comment is an introduction to comments that were listed above. No further response is required.

Comment 28: **Randall Tamburino**

Mr. Tamburino requested that his speaking time be donated to Michael Kosmal.

Response 26

This comment is an introduction to comments that were listed above. No further response is required.

Comment 29: **Teri Werner**

Ms. Werner requested that her speaking time be donated to Bob Werner.

Response 29

This comment is an introduction to comments that were listed above. No further response is required.

Comment 30: **Supratim Roy Chaudhury**

Mr. Chaudhury provided information regarding the proposed amendment reclassifying Dockweiler Drive from a six-lane major highway to a four-lane secondary highway. Mr. Chaudhury contended that this roadway already contains many parked cars and that the additional traffic flow would add severe

congestion to the road. Mr. Chaudhury stated that the only alternative to the congested traffic would be to take a detour through the proposed extension of Deputy Jake Drive. Mr. Chaudhury concern is that the additional flow of traffic would detour from Dockweiler Drive to Deputy Jake Drive and would cripple Deputy Jake Drive and threaten the safety of the residences and kids going to McGrath Elementary School. He further requested that these issues be taken under consideration and propose alternative plans that would minimize significant risk to his community.

Response 30

Section 5.10, Transportation and Circulation, of the Draft EIR addressed the issue of capacity of roadways. Specifically, Table 5.10-6 of the Draft EIR provides documentation that if the project were to be constructed with the Dockweiler Drive extension the intersection counts at Deputy Jake Drive and Valle Del Oro would be greater than if the project were constructed and Dockweiler Drive Extension were to take place. In either circumstance, the Level of Service would remain "A," as described on page 5.10-7 of the Draft EIR as, "Describes primarily free-flow operations at average travel speeds, usually about 90 percent of free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal."

Furthermore, page 5.10-35 of the Draft EIR states, "The Master's College Master Plan and TTM No. 66503 would be reviewed by City Transportation and Engineering staff for hazards and emergency access and required to comply with relevant UDC requirements and staff recommendations. This review process would assure that the project would not result in a hazardous design feature, inadequate emergency access, or cause a hazard or barrier for pedestrians or bicyclists. Impacts would be less than significant. Additionally, as the proposed extension of Dockweiler and Deputy Jake Drives, parkland/open space dedication, and water tank replacement would not generate a hazard impact, associated impacts would be less than significant."

Comment 31: Peripydig Leela Prasad

Ms. Prasad stated concerns regarding the air quality, noise, traffic, and views from her street (Matthew Place).

Response 31

The comment addresses general subject areas, which received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Nonetheless, an additional visual simulation from Deputy Jake Drive is being prepared and will be available for review at the September 2, 2008, hearing.

Comment 32: Ernesto and Sandra Smith

Mr. and Mrs. Smith expressed their concern with the proposed Dockweiler Drive extension. Mr. and Mrs. Smith noted a concern for safety and stated that presently there are no bike lanes or sidewalks. The Smiths believe that the roadway is not large enough to accommodate four lanes, a sidewalk, and a bike lane with it running through their living room.

Mr. and Mrs. Smith are also concerned with the lack of traffic control measures along Dockweiler Drive and Valle Del Oro. They contend that with additional vehicles would cause concern for more accidents, including the children who use the roadway to get to McGrath Elementary School. Mr. and Mrs. Smith also feel that the extension of Deputy Jake Drive would also cause more issues with traffic and safety concerns.

Given the proximity of the roadway, noise would be an issue as well as the parking that would be eliminated on the street. The street extension would also eliminate resources that are currently enjoyed.

Response 32

With regarding to the adequacy of roadway width, the existing portion of Dockweiler Drive consists of 80 feet of right-of-way along the eastern portion of the roadway (near Sierra Highway) and 73 feet of right-of-way along the Vista condominium community. Attached to this staff report is an exhibit showing the typical street sections of existing Dockweiler Drive. As shown in this exhibit, there is 64 feet of pavement, no center landscaped median, and 8 feet of parkway area (without any public sidewalks) on either side of Dockweiler Drive (near Sierra Highway). The portion of Dockweiler Drive right-of-way along the Vista community consists of a 14-foot landscaped median, 25 feet of pavement on either side of the median, or 4.5 feet of parkway (without any public sidewalks) on either side. As mentioned at the July 1, 2008, Planning Commission meeting, this project would not require the widening or restriping of the existing portion of Dockweiler Drive. Restriping of the roadway would not occur until traffic volumes warrant the striping of four lanes.

Regarding noise impacts, DEIR Section 5.7, Noise, evaluates the noise impacts associated with the proposed project. The DEIR, on page 5.7-13, identifies vehicular traffic as the primary existing noise source in the project area. Other sources of noise in the area that could potentially affect noise levels on the project site include nearby residential and non-residential uses. Pages 5.7-13 to 5.7-15 summarizes the sound level measurements that were taken from nine locations on and near the project site to characterize the ambient noise environment.

The City of Santa Clarita has set land use standards for noise in its General Plan Noise Element. One of the City's goals in the Noise Element is to prevent and mitigate significant noise levels in residential neighborhoods. It requires project applicants to mitigate, if feasible, ambient noise levels that exceed 55 dB(A) (night) and 65 dB(A) (day). Additionally, the City's Noise Ordinance, Section 11.44.080 of the Municipal Code, controls point source noise. This ordinance would be both applicable to the project during construction activities and during the operational phase of the project (after project implementation). The Ordinance also establishes permitted hours of operation for construction activities – 7:00 AM to 7:00 PM Monday through Friday, and between 8:00 AM and 6:00 PM on Saturday. Construction is prohibited on Sundays and certain public holidays.

Page 5.7-17 of the Draft EIR, begins the discussion on project impacts associated with construction activities. Noise caused from construction activities on site are considered to be potentially significant. Recommended mitigation measures have been included in the Draft EIR and in summary require adherence to the City's Noise Ordinance, and the locating of construction staging areas away from existing residential uses. These measures would reduce the magnitude of the project's construction-related noise impacts, however, construction-related noise impacts are considered unavoidably significant. Thus, a Statement of Overriding Considerations would be necessary.

Project operational traffic noise impacts are discussed on pages 5.7-24 to 5.7-25. This analysis uses the projected traffic generation numbers for project area roadways from the Austin Foust Traffic Study. Due to a redistribution of traffic away from Placerita Canyon Road and onto Dockweiler Drive with the proposed project, a reduction of noise level would occur along Placerita Canyon Road. Conversely, noise levels along the Dockweiler Drive extension east of TMC would increase by at least four decibels, but would not be considered significant because it would not meet the criteria for off-site noise impact significance. Recommended mitigation measures would reduce impacts to a less than significant level.

As discussed on page 5.7-28, no significant cumulative noise impacts would result from Valley buildout, which would include the proposed project.

Furthermore, page 5.10-35 of the Draft EIR states, "The Master's College Master Plan and TTM No. 66503 would be reviewed by City Transportation and Engineering staff for hazards and emergency access and required to comply with relevant UDC requirements and staff recommendations. This review process would assure that the project would not result in a hazardous design feature, inadequate emergency access, or cause a hazard or barrier for pedestrians or bicyclists. Impacts would be less than significant. Additionally, as the proposed extension of Dockweiler and Deputy Jake Drives, parkland/open space dedication, and water tank replacement would not generate a hazard impact, associated impacts would be less than significant."

Comment 33: Guta Dunlap (Form Letter)

Ms. Dunlap stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Ms. Dunlap states that the designation of Dockweiler Drive as a “secondary artery” is disturbing as the roadway does not have this kind of roadway characteristics. Ms. Dunlap states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs are a concern given the additional traffic in the area.

Ms. Dunlap does not believe that noise is adequately mitigated in the Draft EIR. Ms. Dunlap does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Ms. Dunlap concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 33

Ms. Dunlap’s comment regarding Dockweiler Drive as a secondary artery, no restriping expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

The purpose of an EIR is to determine the impacts of a project (Section 15126.2) and to provide mitigation measures that would reduce impacts to less than significant, if possible (Section 15126.4). Section 15126.2 acknowledges that some impacts cannot be mitigated and they are considered “unavoidable and significant.” The purpose of the EIR is to discuss the impacts of a project, suggest mitigation, if possible and conclude if said impacts can be mitigated and to what extent. If impacts cannot be mitigated, the decision makers must make findings with regard to impacts that cannot be mitigated.

Please see **Response 32** above with regard to safety.

Ms. Dunlap’s comment’s regarding project acceptability subject to mitigation of noted issues expresses the opinions of the commentator. The comment will be included as part of the record and made available

to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 34: James Kim

Mr. Kim stated that he is a homeowner on the Hidden Knoll tract and has reviewed the Draft EIR with regard to plans to extend Deputy Jake Drive.

Mr. Kim states that the extension of Deputy Jake Drive will likely invite more cars to pass through the tract. Mr. Kim states that the Draft EIR does not address increased traffic or potential hazards to pedestrians within the tract or McGrath Elementary School.

Mr. Kim is opposed to the extension of Deputy Jake Drive.

Response 34

Section 5.10, Transportation and Circulation, of the Draft EIR, addressed the issue of capacity of roadways. Specifically Table 5.10-6 of the Draft EIR provides documentation that if the project were to be constructed with the Dockweiler Drive extension the intersection counts at Deputy Jake Drive and Valle Del Oro would be greater than if the project were constructed and Dockweiler Drive Extension were to take place. In either circumstance the Level of Service would remain "A," as described on page 5.10-7 of the Draft EIR as, "Describes primarily free-flow operations at average travel speeds, usually about 90 percent of free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal."

Furthermore, page 5.10-35 of the Draft EIR states, "The Master's College Master Plan and TTM No. 66503 would be reviewed by City Transportation and Engineering staff for hazards and emergency access and required to comply with relevant UDC requirements and staff recommendations. This review process would assure that the project would not result in a hazardous design feature, inadequate emergency access, or cause a hazard or barrier for pedestrians or bicyclists. Impacts would be less than significant. Additionally, as the proposed extension of Dockweiler and Deputy Jake Drives, parkland/open space dedication, and water tank replacement would not generate a hazard impact, associated impacts would be less than significant."

The comment opposing the extension of Deputy Jake Drive expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 35: Katherine Squires (Conservation Chair for the Sierra Club)

Mr. Squires requested that the EIR consider an alternative to the removal of 121 oak trees. Ms. Squires stated that fill could be moved off-site to protect oak trees. Ms. Squires requested that the ridgelines be preserved in order to maintain wildlife corridors.

Ms. Squires requested that green building standards be included as conditions of approval.

Ms. Squires states that the proposed project will drastically increase the amount of traffic on nearby streets and intersections, especially on Lyons. Ms. Squires opposed the extension of Dockweiler Drive and Lyons Avenue. Ms. Squires does not feel that the traffic concerns have been mitigated in the Draft EIR. She also requested public transportation for commuters that will live in the project.

Response 35

The Draft EIR addresses five alternatives to the proposed project. Section 15126.6 of the *State CEQA Guidelines* states that "An EIR shall describe a range of reasonable alternatives to the project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The Draft EIR concludes that mitigation measures are adequate to reduce impacts to a level of less than significant; therefore, an alternative for oak trees would not meet the *State CEQA Guidelines* requirements of analyzing alternatives that would reduce significant impacts.

The Draft EIR Section 5.3, Biological Resources, page 5.3-28 does not conclude that the ridgeline is a wildlife corridor for habitat; rather, Newhall Creek serves as a wildlife corridor.

The project site is entirely surrounded by development, including road networks, and therefore is not connected to other habitat patches. However, Newhall Creek runs through the southern end of the site and could be considered a wildlife corridor. Stream corridors are usually important movement corridors for wildlife, because they provide water, food, and often cover by riparian vegetation for protection from predators. Newhall Creek does not flow year-round, and riparian vegetation is limited to sparse shrubs; therefore, it is not an ideal movement corridor. Newhall Creek is the only undeveloped pathway that connects open spaces through the region, but the nearest open spaces to the project site are limited in size, and residential, commercial, and industrial uses surround Newhall Creek upstream and downstream of the project site.

Ms. Squires comment regarding requiring green building standards as a condition of approval expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

The Draft EIR concludes that impacts to roadways can be mitigated to less than significant. Ms. Squire's comments regarding the extension of Dockweiler Drive and Lyons Avenue expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

With regard to public transportation for proposed project residents, Draft EIR Section 5.10, Transportation and Circulation, page 5.10-37: "The proposed project incorporates bus standards and design features that support and facilitate transit use. The City of Santa Clarita Transit Division has determined that with transit provisions designed into the project and with the payment of fees, the project will not have a significant transit impact."

Comment 36: Erik Butcher (Form Letter)

Mr. Butcher stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Mr. Butcher states that the designation of Dockweiler Drive as a "secondary artery" is disturbing as the roadway does not have this kind of roadway characteristics. Mr. Butcher states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs are a concern given the additional traffic in the area.

Mr. Butcher does not believe that noise is adequately mitigated in the Draft EIR. Mr. Butcher does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Mr. Butcher concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 36

Please see **Response 33** above regarding form letter responses.

Comment 37: Ann Marie Tidwell (Written Comments and Form Letter)

Ms. Tidwell stated that a Dockweiler Drive extension to Lyons Avenue would not improve traffic but would create a nightmare for residents. Ms. Tidwell stated that sidewalks on Valle Del Oro do not help.

She noted that they have private walkways near units –not sidewalks near street. She further noted that she already has speeding, non-stopping issues, no crosswalk or four-way stop at the intersection. She stated that this is a residential neighborhood that would be ruined by an extension to Lyons Avenue.

Ms. Tidwell suggested an alternative entrance via Downtown Newhall into The Master’s College as it is already a business district, rather than residential. Ms. Tidwell stated that the existing 13th Street access should be improved upon or expanded rather than disruption many residents and the quality of life.

Response 37

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Please see **Response 33** above with regard to form letter responses.

Comment 38: Ozzie Gonzalez

Mr. Gonzalez stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Mr. Gonzalez states that the designation of Dockweiler Drive as a “secondary artery” is disturbing as the roadway does not have this kind of roadway characteristics. Mr. Gonzalez states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs, are a concern given the additional traffic in the area.

Mr. Gonzalez does not believe that noise is adequately mitigated in the Draft EIR. Mr. Gonzalez does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Mr. Gonzalez concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 38

Please see **Response 33** above with regard to form letter response.

Comment 39: Lori Stoll (Form Letter)

Ms. Stoll stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Ms. Stoll states that the designation of Dockweiler Drive as a “secondary artery” is disturbing as the roadway does not have this kind of roadway characteristics. Ms. Stoll states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs, are a concern given the additional traffic in the area.

Ms. Stoll does not believe that noise is adequately mitigated in the Draft EIR. Ms. Stoll does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Ms. Stoll concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 39

Please see **Response 33** above with regard to form letter response.

Comment 40: Edward Stoll

Mr. Stoll stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Mr. Stoll states that the designation of Dockweiler Drive as a “secondary artery” is disturbing as the roadway does not have this kind of roadway characteristics. Mr. Stoll states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs, are a concern given the additional traffic in the area.

Mr. Stoll does not believe that noise is adequately mitigated in the Draft EIR. Mr. Stoll does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Mr. Stoll concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 40

Please see **Response 33** above with regard to form letter response.

Comment 41: David Sloat

Mr. Sloat questioned the ownership of APN 2833-014-015, which he believes is owned by The Master's College. Mr. Sloat questioned in the project would encroach upon areas that are maintained by the Hidden Knolls Homeowners Association. He further noted that he and Mr. Correa love their side yards—what is to become of landscape systems and land ownership. Mr. Sloat also stated that there would be a loss of viewshed from Hidden Knolls and he voiced a concern with regard to drainage issues. Mr. Sloat indicated that the Draft EIR did not address land ownership, encroachment, loss of value and stability of the Hidden Knolls slopes.

Response 41

According to the Los Angeles County Tax Assessor's office, APN 2833-014-015 is owned by The Master's College. As part of the 2001 subdivision (Tract 53114) that created the 53 single-family homes, the applicant for the Hidden Knoll subdivision proposed off-site grading onto the subject parcel, which required the consent of The Master's College, the property owner. The developer of the Hidden Knoll subdivision also obtained an agreement with The Master's College to maintain the graded slope located on the subject parcel and immediately west of the homes along Matthew Place. City staff has also researched the HOA's concern regarding grading and development that would encroach upon the existing manufactured slope. Staff's research shows that there are no restrictions for development or grading on the subject parcel; therefore, the applicant is allowed to encroach upon this landscaped area.

With regard to view impacts, a viewshed simulation from Deputy Jake Drive has been prepared and is included as an attachment to the September 2, 2008, Planning Commission staff report. It should be noted that the Draft EIR concluded that a significant and unavoidable visual impact would occur with development of the proposed project during construction, project development and under the cumulative scenario. Drainage impacts are mitigated to a level of less than significant and are addressed in Section 5.5, Hydrology and Water Quality, of the Draft EIR.

The comment regarding loss of value expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 42: Rhonda "Rikki" Kirchner (Form Letter)

Ms. Kirchner stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Ms. Kirchner states that the designation of Dockweiler Drive as a "secondary artery" is disturbing as the roadway does not have this kind of roadway characteristics. Ms. Kirchner states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs, are a concern given the additional traffic in the area.

Ms. Kirchner does not believe that noise is adequately mitigated in the Draft EIR. Ms. Kirchner does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Ms. Kirchner concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 42

Please see **Response 33** above with regard to form letter response.

Comment 43: Boddu Padmaja Reddy

The commenter stated because of the project there would be a safety issue and there would be air and noise pollution.

Response 43

The comment addresses general subject areas, which received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 44: Poulami Majumder

The commenter stated that this project would generate traffic conditions on Deputy Jake Drive, causing safety and air quality concerns.

Response 44

The comment addresses general subject areas, which received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 45: Don Valentine (Valencia Vista Homeowners Association)

Mr. Valentine stated that he had no problem with the college expanding their campus. He stated however that he does have a problem with widening of Dockweiler Drive. He contends that widening of the street will create traffic and noise and the potential for more accidents (one fatality that he is aware of). He further indicated that many children live in the area and cross the street to the nearby elementary school. He stated that speeders are observed regularly on the street and it would get worse if the street is made into a main connector, not to mention the peace and safety of the neighborhood. He stated that people here expected this to stay a quiet neighborhood.

Response 45

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 46: John Makishimo

Mr. Makishimo stated that noise and air pollution are not thoroughly addressed and traffic concerns are not truly presented. Why subject the children to significant air pollution for the years of construction.

Response 46

The comment addresses general subject areas, which received extensive analysis in Sections 5.2 Air Quality; 5.7 Noise; and 5.10, Transportation and Circulation, in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 47: Mark Powell

Mr. Powell stated that he opposed the plan solely on the classification of Dockweiler Drive as a secondary arterial. It is a neighborhood street. He stated that there is simply not enough right-of-way through the Vistas community for a secondary arterial. Dockweiler Drive through the Vistas community does not meet the requirements necessary for a secondary arterial.

Response 47

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

The right-of-way for a Secondary Highway with a center median is 92 feet. All new sections of Dockweiler Drive will be built with a 92-foot right-of-way. The existing sections, therefore, have insufficient right-of-way. As has been the City's practice and policy, as parcels along the existing section are submitted for redevelopment, the City will require that additional ROW be dedicated along that parcels frontage to provide the required half-section of 46 feet. The City would not typically widen a road until we have acquired the additional right-of-way along enough contiguous parcels so that it makes sense.

Comment 48: Brenda Kardock

Ms. Kardock is primarily concerned with turning her neighborhood street into a major throughway. Ms. Kardock stated that she and others walk and run along Dockweiler Drive and she is concerned with safety. High speeds will increase accidents and she fears a loss of life. She is also concerned with noise and smog pollution and the loss of natural land/beauty. Ms. Kardock stated that widening Dockweiler Drive and increasing traffic needs to be looked at carefully to insure the safety and pleasantness of her neighborhood. She asked if traffic lights would be installed to protect pedestrians and asked what the speed limit would be.

Response 48

The comment addresses general subject areas, which received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

At this time a signal is not warranted at the project location. The design speed for a Secondary Highway is 55 mph, and the actual posted speed limit would typically be 10 miles per hour (mph) under the design

speed, however, this is not a hard and fast rule. Speed limits are not set simply by subtracting 10 mph from the design speed. Per state law, speed limits must be set by measuring the speed of vehicles actually on the road. We typically wait until a new road has been open for several months, allowing traffic patterns to settle, and then perform an Engineering and Traffic Survey. Speed limits are set based on the 85th percentile of existing vehicular speeds. It is probably safe to assume that the future speed limit on Dockweiler Drive, once it is open all the way down to Lyons, would be 40 mph or 45 mph, but we can't say for sure at the present time.

Comment 49: Jim Sojka

Mr. Sojka stated that the project should be passed as it will lessen the traffic and make the community safer and more pleasing to the eye.

Response 49

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 50: Claire Blackwell

Ms. Blackwell stated that she supported The Master's College Master Plan as requested. The Master's College is not responsible for parking needs within other residential areas. Additional traffic from 54 condominiums is not significant when an outlet on the other end is also provided. Ms. Blackwell stated that speed bumps can help as well. Ms. Blackwell stated that the ridgeline has very little change in the overall picture.

Response 50

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 51: David Blackwell

Mr. Blackwell stated that 13th Street is only two lanes, yet if it can bear virtually 100 percent of Master's and half of Placerita traffic it seems very unlikely that Dockweiler Drive would need more than two lanes until it goes through to Lyons Avenue. The real traffic issue is determined by the City's decision to connect to Lyons Avenue. The Master's College contribution to traffic is insignificant. Even if all 1,700 students had cars (which they don't) most of them park their cars on campus and rarely drive them (since they can't afford gas). Traffic will not divert from Dockweiler Drive to Deputy Jake Drive if you put speed bumps on Deputy Jake Drive.

Response 51

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 52: Ozzie Gonzalez

Mr. Gonzalez stated that safety, high traffic in a mainly residential neighborhood and noise are his primary concerns. He stated that there are currently no sidewalks or crosswalks on Dockweiler Drive. Consequently, expanding Dockweiler Drive will lower the current standard of life in the neighborhood, which is primarily residential.

Response 53

The comment addresses general subject areas, which received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comments regarding the quality of life express the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 54: Renee Berglund

Ms. Berglund asked not to close the 13th Street entrance to Placerita Canyon. Lyons Avenue and Railroad Avenue is not adequate enough. Master's plan is workable – the City's plans give me concerns.

Response 54

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 55: Glen Means

Mr. Means stated that he supported the Ridgeline Alternative.

Response 56

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 57: Belinda Butcher (Form Letter)

Ms. Butcher stated that safety, traffic, noise, and parking remain the primary concerns of the residents of Dockweiler Drive and that any proposed project should preserve the quality of life in the existing neighborhood. The Master Plan must be amended to not change the configuration of the existing portion of Dockweiler Drive and well as to remove any discussion of widening or restriping as they are not a plan of this project or plan.

Ms. Butcher states that the designation of Dockweiler Drive as a “secondary artery” is disturbing as the roadway does not have this kind of roadway characteristics. Ms. Butcher states that Dockweiler Drive is a neighborhood street no matter what any map states.

Safety, such as crosswalks and stop signs, are a concern given the additional traffic in the area.

Ms. Butcher does not believe that noise is adequately mitigated in the Draft EIR. Mr. Butcher does not concur that the conclusion that noise impacts are unavoidably significant is appropriate and that the quality of life for existing residents must not be impacted.

Ms. Butcher concludes that she does not consider the project acceptable until all of the above noted issues have been successfully mitigated.

Response 57

Please see **Response 33** above regarding form letter responses.



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: Master's College Master Plan

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: Bryan Kirby BRIAN

Street Address: 25006 Walnut St Apt #1

City: Newhall, CA, 91321 Phone: 661-755-7869

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: I am a TML Employee, but not representative.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker [Handwritten Signature]

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: July 29, 2008 Agenda item number: #1

Agenda title or subject to be addressed: Master's College project

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: Mark Tatlock new PROPOS

Street Address: 27002 Alabastro Dr.

City: Santa Clarita Phone: 661 263-2353

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing:

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker [Handwritten Signature]

For tips on making your presentation, see reverse side.

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City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: #1 Master's College
Agenda title or subject to be addressed: Master's College Master Plan
Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral
Name: Chris Townsley *
Street Address: 21355 Placerita Cyn Rd.
City: Newhall Phone: 661 253-2171

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: self

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1
Agenda title or subject to be addressed: Master's College
Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral
Name: Ben Cartis
Street Address: 21925 Placeritas Blvd.
City: Newhall Phone: 251-2100

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: Placerita Canyon Property Owners Assoc.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker

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City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: July 29 Agenda item number: 1

Agenda title or subject to be addressed: Master's College Master Plan

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: Valerie Thomas

Street Address:

City: Newhall Phone:

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing:

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker

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City of SANTA CLARITA

Planning Commission Request to Speak

15 MINUTES

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: JULY 29, 2008 Agenda item number: 1

Agenda title or subject to be addressed: MASTER'S COLLEGE MASTER PLAN EIR

Please check one: [] Support Recommendation [X] Oppose Recommendation [] Neutral

Name: MICHAEL KOSMA KOSMA

Street Address: 21631 DEPUTY JAKE DR

City: SANTA CLARITA Phone: 661-255-6178

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: HIDDEN KNOLL HOA

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker

For tips on making your presentation, see reverse side.

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City of
SANTA CLARITA

Planning Commission
Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7-29-2008 Agenda item number: 1
 Agenda title or subject to be addressed: Master College Master Plan
 Please check one: Support Recommendation Oppose Recommendation Neutral
 Name: Cam Noltmeyer *as proposed*
 Street Address: 25936 Sardenia Ct
 City: Santa Clarita Phone: 259-7112

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: SCOPE

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Cam Noltmeyer
Signature of Speaker

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Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of
SANTA CLARITA

Planning Commission
Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: July 29 Agenda item number: 1
 Agenda title or subject to be addressed: Masters College Master Plan
 Please check one: Support Recommendation Oppose Recommendation Neutral
 Name: Sandra Cattell *pres*
 Street Address: 21648 Oak Orchard Rd
 City: Newhall Phone: 259 0433

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: PCPOA ~~mayasat~~ Placerita Canyon Property Owners Assoc.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Sandra Cattell
Signature of Speaker

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: MASTERS COLLEGE

Please check one: Support Recommendation, Oppose Recommendation, Neutral

Name: TIM BAN BOYDSTON

Street Address: 19623 GARDEN MTN. DRIVE

City: NEWHALL Phone:

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing:

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

applicant



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7-29-08 Agenda item number: 2

Agenda title or subject to be addressed: MINOR USE PERMIT 08-019

Please check one: Support Recommendation, Oppose Recommendation, Neutral

Name: YOUNG LEE

Street Address:

City: Phone:

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing:

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Signature of Speaker

For tips on making your presentation, see reverse side.

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City of
SANTA CLARITA

Planning Commission
Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: Lynne Plank Agenda item number: 1

Agenda title or subject to be addressed: _____

Please check one: Support Recommendation Oppose Recommendation Neutral
as proposed

Name: _____

Street Address: _____

City: _____ Phone: _____

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: SCOPE

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

[Signature]
Signature of Speaker

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of
SANTA CLARITA

Planning Commission
Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: #1

Agenda title or subject to be addressed: MASTER'S COLLEGE

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: DAVID SCOT

Street Address: 24199 MATTHEW DR.

City: NEWHALL, CA 91321 Phone: 661-259-6763

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: HIDDEN KNOLL INTERESTS

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

[Signature]
Signature of Speaker

For tips on making your presentation, see reverse side.

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City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7-29-08 Agenda item number: 1

Agenda title or subject to be addressed: Master's College Master Plan

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: Linda Townsley

Street Address: 21355 Placerita Canyon Rd City: Newhall

Written Comment (Use other side if necessary): In full support of Master's College Master Plan as proposed.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature: Linda A. Townsley

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7/29/08 Agenda item number:

Agenda title or subject to be addressed: DOCK WALKER

Please check one: [] Support Recommendation [X] Oppose Recommendation [] Neutral

Name: LOIS BOTCHET

Street Address: 24419 VALLE DEL ORO UNIT 201 City: NEWHALL

Written Comment (Use other side if necessary): I DON'T WANT THE STREET TO BE OPEN DUE TO MORE TRAFFIC. I DON'T MIND IF IT FOR THE COLLEGE ONLY.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature: [Signature]

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of
SANTA CLARITA

Planning Commission

Written Comment Card

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Meeting date: 7/29/08 Agenda item number: _____

Agenda title or subject to be addressed: Masters / Dockweiler EXTENSION

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: MARTHA ROMANELLI

Street Address: 24435 Valle Del Oro # 202 City: Newhall

Written Comment (Use other side if necessary): Do AN INSPECTION at Night & come up with a plan what to do with The Parked Cars.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Valencia Vista Condos Signature: Martha Romanello

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

* SEE OTHER SIDE

(written comment continued)

I was told by a city representative it is not legal to make a street in this city "PRIVATE" So why CAN Placerita Canyon residents have their own "PRIVATE" STREET with a gate & they are the only ones using it? The perfect solution to Masters College expansion is open that street to MASTERS also, why is it we are expected to make a bad parking situation worse by losing more spots so those few residents can keep their "PRIVATE" STREET??

Lobbyist Registration: Under § 7.03.010 of the Santa Clarita Municipal Code, lobbyists are required to register with the City Clerk's Office. A "lobbyist" means any individual or entity employed, retained or otherwise engaged for compensation to communicate with any elective or appointed official, any officer or employee or any task force, committee, board, commission, or other body of the City for the purpose of influencing any legislative or administrative action.

A regular employee of an organization, communicating to the City during the course of their employment, an individual communicating on behalf of a group or organization and not receiving compensation for such action, or an individual communicating on their own behalf would NOT be considered a lobbyist.



City of SANTA CLARITA

Planning Commission

Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number:

Agenda title or subject to be addressed: Dockweiler EXTENSION

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: A.J. Romanelli

Street Address: 24435 Valle Del Oro # 202 City: Newhall

Written Comment (Use other side if necessary): MASTER'S EXTENSION PLAN IS OK BUT They have to have an alternative Plan & Not extend dockweiler.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Valencia Vista Condos Signature: A.J. Romanelli

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission

Written Comment Card

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Meeting date: 7/29/08 Agenda item number: #1

Agenda title or subject to be addressed: Master's College Master Plan EIR

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Gary Correa

Street Address: 21643 Deputy Jake Dr. City: Santa Clarita

Written Comment (Use other side if necessary): see attached

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Hidden Knoll Resident Signature: see attached

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

Gary J. Correa

29 Jul 2008

21643 Deputy Jake Drive

Newhall, Ca 91231

Dear Chairperson Berger and Members of the Planning Commission,

First I would like to thank all of you for taking the time to hear from all of us that are being affected by the Teachers College's Master Plan. I am not able to attend tonight's meeting but I do have some concerns and issues I would like addressed.

1. I was a bit confused during the presentation by Masters College. They were saying that they had talked with all of the residents in the area. The Hidden Knolls community was under construction during that time frame and maybe a handful of homes had been completed. Further the residents in the Vista Condominiums and Terrace Apartments were not aware of this plan until fliers were placed on their cars a few weeks before the July 1st meeting. It appears that only those residents in the Placerita Canyon had any real input into this proposed plan and they will be the only ones, except for the college, who will reap any benefit from it as most of the traffic will be diverted from them to Dockweiler Drive and possibly Deputy Jake Drive.
2. As I am the resident in the last house at the end of the cul-de-sac on Deputy Jake Drive I haven't seen anything in the DEIR that addresses' what, if anything, is going to happen to my property if Deputy Jake is extended. I need to know, and should be asked, exactly what to expect. Is part of my existing property going to be taken for the street expansion. If so do I get reimbursed for that property? Who is going to be responsible for the changes that will need to be made with my irrigation system? Also how much extra construction traffic are we going to have to deal with?
3. The proposed grading and extension of Dockweiler Drive is of grave concern. In 2006, due to erosion issues on the hill side that was graded for this development just below where the proposed extension is, the Hidden Knolls HOA commissioned American Geotechnical, Inc., to do a study of the hillsides and surrounding area. In their report, which you will be given a copy of, they were concerned about the slope and its stability. This is not addressed in the DEIR and I am concerned that this hillside will not tolerate any grading above it or any traffic, especially heavy construction vehicles.
4. The construction of 54 condominiums is a concern. From what I have been told the original plan was for single family homes not condominiums. This is not conducive with our neighborhood. We are already surrounded with Condominiums and apartments. We do not need any more multifamily housing in the area. Further in the time of depressed real estate additional condominiums is just going to lower mine and my community's property

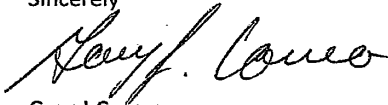
values. This is not acceptable! Furthermore I do not see any need for Deputy Jake Drive to be extended. The fire department has not had any problem accessing this area and there is an alternate entrance and exit for them. I would strongly urge the commission to adopt the alternate plan for the SINGLE FAMILY ALTERNATIVE which provides for 21 homes of a max of 2 stories and the street would be a cul-de-sac. That is what is best for this community.

5. One last point. If it is decided that Deputy Jack Drive is to be extended then the issue of the HOA property has not been addressed. This includes the property that would be taken for the extension and all of the V-Ditches and irrigation adjustments that will have to be made. These are important to all of the homeowners here at Hidden Knolls as it effects their pocket book,

I look forward to a response.

Thank you for your time.

Sincerely



Gary J. Cofrea



City of
SANTA CLARITA

Planning Commission

Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: #1

Agenda title or subject to be addressed: Master's College Master Plan EIR

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Ari Kosmal - donate my time to Michael Kosmal

Street Address: 21631 Deputy Jake Dr.

City: Santa Clarita Phone: 661/607-2258

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: Donate my time to Michael Kosmal

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Under State law, matters raised under Public Comments cannot have immediate action. The Planning Commission will refer the matter to staff, or it may be scheduled on a subsequent Planning Commission Agenda.

Ari Kosmal
Signature of Speaker

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of
SANTA CLARITA

Planning Commission

Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7-29-08 Agenda item number: _____

Agenda title or subject to be addressed: Masters College

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Connie Regalade

Street Address: 24163 Matthew Place

City: Newhall Phone: 661 254 8035

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: Hidden Knoll

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

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Connie Regalade
Signature of Speaker

I give my time to Ari Kosmal
For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 9/29/08 Agenda item number: 1
Agenda title or subject to be addressed: MASTER'S COLLEGE EIR
Please check one: [X] Oppose Recommendation
Name: JAMES KIM
Street Address: 24161 KIRSON CT
City: NEWHALL CA 91324 Phone: 661-254-0033

Deferring time to Michael Kosmal

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: I GIVE MY TIME TO MICHAEL KOSMAL

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

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Signature of Speaker [Handwritten Signature]

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7-29-08 Agenda item number: #1
Agenda title or subject to be addressed: PLANNING COMMISSION MEETING
Please check one: [X] Oppose Recommendation
Name: RANDALL TAMBURINO
Street Address: 24193 MATTHEW PL.
City: SANTA CLARITA, CA Phone: 661 255 6746

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: HIDDEN KNOLL

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

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Signature of Speaker [Handwritten Signature]

For tips on making your presentation, see reverse side.

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

I DONATE MY 3 MINUTES TO MICHAEL KOSMAL



City of SANTA CLARITA

Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: Masters College Master Plan

Please check one: [] Support Recommendation [] Oppose Recommendation [X] Neutral

Name: Robert Werner

Street Address: 24401 Valle del Oro #204

City: Santa Clarita Ca Phone: 661-212-9782

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: Valencia Vista HOA

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

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[Signature] Signature of Speaker

For tips on making your presentation, see reverse side.

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA Giving My Time to Bob Werner Planning Commission Request to Speak

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: Masters College Master Plan

Please check one: [] Support Recommendation [] Oppose Recommendation [X] Neutral

Name: Teri Werner

Street Address: 24401 Valle Del Oro #204

City: Santa Clarita Phone: 661 2442701

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing:

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

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[Signature] Teri Werner Signature of Speaker

For tips on making your presentation, see reverse side.

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City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 07/29/08 Agenda item number: _____

Agenda title or subject to be addressed: The Master's college Master Plan EIR

Please check one: [] Support Recommendation [x] Oppose Recommendation [] Neutral

Name: SUPRATIM ROY CHAUDHURY

Street Address: 24186 Matthew Place City: Santa Clarita

Written Comment (Use other side if necessary): Attached Letter

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: _____ Signature: [Signature]

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7/29/08 Agenda item number: _____

Agenda title or subject to be addressed: The Master's college Master plan EIR

Please check one: [] Support Recommendation [x] Oppose Recommendation [] Neutral

Name: Peripydi, Leela prasad

Street Address: 24198 Matthew place City: Santa clarita.

Written Comment (Use other side if necessary): There are some concerns regarding the air quality, noise, traffic and views from our street.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Leela Prasad Signature: P. Leela Prasad

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

To,
The Planning Commission,
NewHall, Santa Clarita

Written
comment
card was
not submitted

I am a homeowner of 24186 Matthew Place, Santa Clarita. My house is in the area which would be affected by the Masters College extension plan and extension of Deputy Jake street. I have reviewed the Master's College Master Plan Draft Environmental Impact Report created by Impact Sciences, Inc. and would like to bring to your attention one of the impact that was overlooked by the report. The plan includes designating Dockweiler Drive to be a "Six lane major highway". I quote from the report "A proposed amendment to the Circulation Element of the general plan would reclassify Dockweiler Drive as a four-lane Secondary Highway. The Circulation Element includes the extension of Dockweiler Drive from its existing terminus to Lyons Avenue and designates the connected roadway as a six-lane major highway. According to the Circulation Element, a 6-lane major highway is designed to carry more than 50,000 average daily trips (ADT)."

However I would like to point out that the part of Dockweiler drive that goes through the residential areas are currently clogged by parked cars and residential traffic in and out of the entries to the apartments on both side. So the road is going to be extended to link to Lyons Avenue, the increased traffic flow would add severe congestion to the road. The only alternative to that congested traffic would be to take a detour through the proposed extension of Deputy Jake, through our community. The Deputy Jake drive is a small street through the school and residential community and already overburdened by parked traffic from school. I quote from the EIR : "Deputy Jake Drive was developed as part of Tract Map 53114, approved in 2001. Deputy Jake Drive begins at Valle Del Oro and terminates in a cul-de-sac at The Master's College property. Deputy Jake Drive is the main access for McGrath Elementary School, also created as part of Tract Map 53114. Deputy Jake Drive is classified as a 64-foot right-of-way residential street. The entry has a landscaped median for access to school and serves as an entry point for the residential development."

Therefore, my major concern is that additional flow of traffic that would try to take a detour from the congestion on Dockweiler Drive extension towards Lyons Ave would cripple the Deputy Jake and would seriously threaten the safety of the residence of our community as well as the kids going to McGrath Elementary School.

I hope you would take this into consideration and propose alternative plans that would mitigate this significant risk to my community.

Thanking you,



7/29/2008

Supratim Roy Chaudhury
24186 Matthew Place
Santa Clarita
CA, 91321



City of SANTA CLARITA

Request to Speak Planning Commission Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: July 29 2008 Agenda item number: 1

Agenda title or subject to be addressed: MASTERS COLLEGE

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: DAVID ARMSTRONG

Street Address: 1790 E. MAIN City: VENTURA

Written Comment (Use other side if necessary):

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT

Representing: MASTERS COLLEGE Signature: [Signature]

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Request to Speak Planning Commission

DAVE ARMSTRONG

If you wish to speak before the Planning Commission, please complete the following information and turn this form in to the Planning Commission Secretary. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: The Master's College

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: Dennis Hardgrave - HARDGRAVE -

Street Address: 651 Via Alondra #711

City: Camarillo CA 93012 Phone: 805 484 8303

The Planning Commission requires that speakers who represent other individuals, groups or organizations disclose that relationship.

Representing: The Master's College

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

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[Signature] Signature of Speaker

For tips on making your presentation, see reverse side.

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

OPEN Public Hearing



City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7/29/08 Agenda item number:

Agenda title or subject to be addressed: The Master's College Master Plan

Please check one: Support Recommendation [] Oppose Recommendation [x] Neutral []

Name: Ernesto and Sandra Smith

Street Address: 24412 Valle Del Oro Unit 102 City: Newhall

Written Comment (Use other side if necessary):

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature:

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7/29/08 Agenda item number:

Agenda title or subject to be addressed: Master's College

Please check one: Support Recommendation [] Oppose Recommendation [x] Neutral []

Name: Anita Dunlap

Street Address: 21305 Verdura #103 City: Newhall

Written Comment (Use other side if necessary):

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature:

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

POSITION STATEMENT

Masters College Master Plan

Presented by Valencia Vista Residents – 7/29/08

Safety, traffic, noise and parking remain the primary concerns of the residents of Dockweiler Drive with respect to the Masters College project, and we wish to once again state to the Planning Commission that any approved project must preserve the quality of life of the existing neighborhood of Dockweiler Drive.

We are encouraged by the statement, both in the hearing on 7/1 and in the Planning staff report of 7/29 that the Masters College Master Plan will not implement any changes to the configuration of the existing portion of Dockweiler Drive. It is imperative that the Master Plan be amended to include this declaration, as well as to remove any mention of widening or re-striping, as they are not part of this plan or project.

The designation of Dockweiler Drive as a 'secondary artery' continues to be disturbing; Dockweiler Drive does not have any of the characteristics found in the rest of the secondary arteries in Santa Clarita: it is too narrow (64 feet), the homes are too close to the curb (15 feet) and face the street, children cross it to walk to school, etc. Dockweiler Drive is a residential street and has been for 18 years, regardless of what appears on any planning map, and the failure of the City to accept the reality of the nature of our neighborhood street is a continuing source of concern to the residents of our neighborhood.

Safety is our paramount concern, and we are discussing critical additions to Dockweiler Drive, such as stop signs and cross-walks, with the City traffic department. These improvements are particularly important because of the additional traffic generated by this project, and it is imperative that the City follow through on ensuring the safety of Dockweiler Drive residents.

Noise, particularly construction noise from the project site, is not adequately mitigated in the Environmental Impact Report. Merely stating that excessive noise is 'unavoidable' should not relieve the City or the college of their responsibility to make sure that the quality of life for residents of Dockweiler Drive and Deputy Jake Drive is not impacted.

We are also concerned by the issues being raised by our neighbors on Deputy Jake Drive, which they will discuss at the hearing tonight.

We stand together with our neighbors and cannot regard this project as acceptable until all of our issues have been successfully mitigated.

Guta Dunlop
21305 Mendocino Road #103
Newham 91321
Valencia Vista

July 25, 2008

To the Santa Clarita Planning Commission and others this may concern:

This letter is to express our concerns with the proposed Dockweiler Drive extension for the Master Plan for Master's College. My husband and I are residents of the Valencia Vistas community located on Dockweiler Drive and Valle Del Oro. We have lived here for approximately 3 years. We have enjoyed living in this quite and friendly community. When we heard of the proposed extension of Dockweiler Drive we grew extremely concerned with the impact this would have on our community. This street is a neighborhood/residential street where at any time of the day you can walk out side and see people walking their dogs, jogging, or children playing. We would like to keep it this way. Our understanding is that if the extension happens the street will be turned into a 4 lane road. This would cause many problems within our community.

Safety is extremely important for our community. Currently there are no side walks or bikes lane on either side of the road, so people walk or bike on the edge of the street. If there are vehicles driving in a four lane road where are the pedestrians and bike riders to go? It would only be a matter of time before someone got hurt. The street is not big enough to accommodate four lanes, a side walk, and bike lane without it running through my living room. Traffic would be another issue. At this time there is only one stop sign on Dockweiler Drive at Valle Del Oro that cars rarely stop at as it is. There are no other traffic control measures on the street. Our homes face the street and are extremely close to the street. The addition of more vehicles on Dockweiler Drive would cause concerns with more accidents, imagine a car ending up in your living room or child's bedroom while they sleep. There are also children that walk to school in the mornings and late afternoons and a four lane road would cause great concerns with the addition of vehicles and lack of traffic measures. McGrath Elementary School is located on Deputy Jake Drive, which is a street also proposed for extension in the Master Plan, that gets bombarded with vehicles now when parents drop off and pick up their children. The extension of Dockweiler and Deputy Jake Drive would cause more issues with traffic at these times of the day and a dangerous situation for the children.

The fact that our homes face the street and are only a few feet away from the road also would create more noise pollution within our community. Parking would also be an issue. If the street became a four lane road it would eliminate parking on the street, which would displace over a hundred vehicles. This extension would also eliminate visual resources we currently enjoy in our community. If you walk over to the current end of the road or on the backside of our buildings you would enjoy a wonderful view of the Santa Clarita Valley. This beautiful view would be eliminated because of this proposed extension.

Safety should be of up most priority and extending Dockweiler Drive would be unsafe. This extension would cause a negative impact on our community and neighborhood/residential street. We hope that you will take our concerns into consideration.

Regards,

Ernesto and Sandra Smith
24412 Valle Del Oro Unit 102
Newhall, CA 91321
(818) 631-1931
sandraevelin1@yahoo.com



City of SANTA CLARITA

Planning Commission Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: HIDDEN KNOW EIR

Please check one: [] Support Recommendation [X] Oppose Recommendation [] Neutral

Name: James Kim

Street Address: 2416 KIRBY CT City: NEWHALL CA 91324

Written Comment (Use other side if necessary): SEE ATTACHED

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT

Representing: Signature: [Handwritten Signature]

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

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Meeting date: July 29, 2008 Agenda item number: 1

Agenda title or subject to be addressed: Masters College Expansion

Please check one: [] Support Recommendation [X] Oppose Recommendation [] Neutral

Name: Katherine Squires (as proposed)

Street Address: 26937 Hillsborough Pkwy 14, Valencia CA

Written Comment (Use other side if necessary): see attached

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Santa Clarita-Sierra Club Signature: Katherine Squires

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

3435 Wilshire Boulevard
Suite 320
Los Angeles, CA 90010-1904



(213) 387-4287 phone
(213) 387-5383 fax
www.angeles.sierraclub.org

Proposed Masters College Expansion Comments

Biology and Wildlife Movement

We request that the City look for an alternative to the proposed removal of 121 oak trees. It would appear that fill from grading could be moved off-site to protect as many oak trees as possible. Additionally, we request that the ridgelines be preserved. It is important to protect ridgelines for the purposes of maintaining wildlife corridors and as scenic vistas.

Green Building Standards

The Sierra Club requests that green building standards be included as conditions of any approval that might be considered.

Traffic

The proposed development will also drastically increase the amount of traffic on nearby streets and intersections, especially on Lyons. We definitely oppose the extension of Dockweiler into an unbelievably large 4 lane secondary highway and the extension of Lyons into a 6 lane major highway. Creating these highways in the heart of the city, where traffic is already congested, is unacceptable. These extensions are extremely disconcerting considering the amount of time the average Santa Clarita already spends in traffic commuting to and from the San Fernando Valley. We do not feel that the traffic concerns have been mitigated in this EIR.

Conclusion

We therefore request that you not approve this project without addressing the above issues in the EIR. Please remove the possibility of extending Dockweiler or Lyons. Also, it is requested that mitigation (including green building standards, a larger corridor for wildlife movement, and public transportation for commuters that will live in the project) be provided that would reduce the disclosed impacts.

Sincerely,
Katherine Squires
Conservation Chair
Santa Clarita Valley Sierra Club



James Kim
24161 Kirsch Court
Newhall, CA 91321-4689
Telephone: 661. 254. 0033
Facsimile: 661. 254. 0039
E-mail: agent301992@yahoo.com

July 28, 2008

City Council
City of Santa Clarita

Dear City Council:

I am a homeowner residing on Kirsch Court in the Hidden Knoll tract.

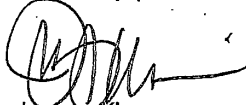
I have received and reviewed the Direct Environmental Impact Report ("DEIR") associated with Master's College plan to extend Deputy Jake Drive.

The extension of Deputy Jake Drive will likely invite more cars passing through the tract. And yet the "DEIR" doesn't address the issues or remedies on pollution generated by the increased traffic or potential hazards to pedestrians within the tract or students of McGrath Elementary School located at the mouth of Deputy Jake Drive.

As a homeowner impacted by the plan, I am deeply concerned with the plan. As such, I strongly oppose Master's College's plan to extend the Deputy Jake Drive.

Thank you for your consideration.

Sincerely yours,



James Kim



City of SANTA CLARITA

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Meeting date: July 29, 2008 Agenda item number:

Agenda title or subject to be addressed: MASTER'S COLLEGE - MASTER PLAN

Please check one: Support Recommendation [] Oppose Recommendation [X] Neutral []

Name: ERIK BUTCHER

Street Address: 21227 TRUMPET DR #201 City: NEWHALL, CA 91321

Written Comment (Use other side if necessary):

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: VALENCIA VISTA Signature: Erik Butcher

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

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Meeting date: 7/29/08 Agenda item number: DT-001

Agenda title or subject to be addressed: Masters College Master Plan

Please check one: Support Recommendation [] Oppose Recommendation [] Neutral []

Name: Ann Marie Tidwell

Street Address: 24450 Leonard Tree Lane unit #101 City: Newhall, CA 91321

Written Comment (Use other side if necessary): A Jackwider extension to lanes would not improve traffic but would create a nightmare for residents -

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I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature:

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued) ^{do not} Sidewalks on Valle Del Oro ~~do not~~ help. Backwelder
We have private walkways near units - not sidewalks near street.
We already have speeding, non-stopping issues no crosswalk or 4-way
stop at the intersection ^{area} + no sidewalks. It is a Residential
neighborhood that would be Ruined by an extension to Lyons.
What about an alternate entrance via Downtown Newhall
into ~~Master's~~ College. It is already a business district
rather than residential. The existing 13th St access should
be improved upon or expanded rather than disrupting so
many Residents and our quality of life.
Please see attached.

Lobbyist Registration: Under § 7.03.010 of the Santa Clarita Municipal Code, lobbyists are required to register with the City Clerk's Office. A "lobbyist" means any individual or entity employed, retained or otherwise engaged for compensation to communicate with any elective or appointed official, any officer or employee or any task force, committee, board, commission, or other body of the City for the purpose of influencing any legislative or administrative action.

A regular employee of an organization, communicating to the City during the course of their employment, an individual communicating on behalf of a group or organization and not receiving compensation for such action, or an individual communicating on their own behalf would NOT be considered a lobbyist.

ERIK BUTCHER
21227 TRUMPET DR 201
NEW HALL, CA 91324

POSITION STATEMENT

Masters College Master Plan

Presented by Valencia Vista Residents – 7/29/08

Safety, traffic, noise and parking remain the primary concerns of the residents of Dockweiler Drive with respect to the Masters College project, and we wish to once again state to the Planning Commission that any approved project must preserve the quality of life of the existing neighborhood of Dockweiler Drive.

We are encouraged by the statement, both in the hearing on 7/1 and in the Planning staff report of 7/29 that the Masters College Master Plan will not implement any changes to the configuration of the existing portion of Dockweiler Drive. It is imperative that the Master Plan be amended to include this declaration, as well as to remove any mention of widening or re-striping, as they are not part of this plan or project.

The designation of Dockweiler Drive as a 'secondary artery' continues to be disturbing; Dockweiler Drive does not have any of the characteristics found in the rest of the secondary arteries in Santa Clarita: it is too narrow (64 feet), the homes are too close to the curb (15 feet) and face the street, children cross it to walk to school, etc. Dockweiler Drive is a residential street and has been for 18 years, regardless of what appears on any planning map, and the failure of the City to accept the reality of the nature of our neighborhood street is a continuing source of concern to the residents of our neighborhood.

Safety is our paramount concern, and we are discussing critical additions to Dockweiler Drive, such as stop signs and cross-walks, with the City traffic department. These improvements are particularly important because of the additional traffic generated by this project, and it is imperative that the City follow through on ensuring the safety of Dockweiler Drive residents.

Noise, particularly construction noise from the project site, is not adequately mitigated in the Environmental Impact Report. Merely stating that excessive noise is 'unavoidable' should not relieve the City or the college of their responsibility to make sure that the quality of life for residents of Dockweiler Drive and Deputy Jake Drive is not impacted.

We are also concerned by the issues being raised by our neighbors on Deputy Jake Drive, which they will discuss at the hearing tonight.

We stand together with our neighbors and cannot regard this project as acceptable until all of our issues have been successfully mitigated.

AnnMarie Tidwell - attachment to comment cards

I ALSO CONCUR WITH THE BELOW MENTIONED POINTS

POSITION STATEMENT

Masters College Master Plan

Presented by Valencia Vista Residents - 7/29/08

Ozzie J. Gonzalez

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Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: Master's College Master Plan Project

Please check one: Support Recommendation [] Oppose Recommendation [X] Neutral []

Name: Lori Stoll

Street Address: 24424 Leonard Tree Ln # 101 City: Newhall

Written Comment (Use other side if necessary): See attached

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature: Lori Stoll

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



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Meeting date: 7/29/08 Agenda item number: ITEM 1

Agenda title or subject to be addressed: MASTERS COLLEGE MASTER PLAN PROJECT

Please check one: Support Recommendation [] Oppose Recommendation [X] Neutral []

Name: EDWARD STOLL

Street Address: 24424 LEONARD TREE #101 City: NEWHALL

Written Comment (Use other side if necessary): SEE ATTACHED

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I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature: [Signature]

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POSITION STATEMENT

Masters College Master Plan

Presented by Valencia Vista Residents – 7/29/08

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Meeting date: 7/29/08 Agenda item number: #1

Agenda title or subject to be addressed: MASTER'S COLLEGE

Please check one: [] Support Recommendation [X] Oppose Recommendation [] Neutral

Name: DAVID SCOAT

Street Address: 24199 MATTHEW PL. City: NEW HALL

Written Comment (Use other side if necessary): SEE ATTACHED

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: ALDEN KNOLL Signature: David C. Scoat

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Meeting date: July 29, 2008 Agenda item number: 1

Agenda title or subject to be addressed: Master's College Master Plan

Please check one: [X] Support Recommendation [] Oppose Recommendation [X] Neutral

Name: Rhonda "RIKKI" Kirchner

Street Address: 24445 Valle del Oro #205 City: Newhall, 91321

Written Comment (Use other side if necessary): (see attached)

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I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Valencia Vista HOA Signature: Rhonda L. Kirchner

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POSITION STATEMENT

Masters College Master Plan

Presented by Valencia Vista Residents – 7/29/08

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**Ownership Issues concerning the Draft Environmental
Impact Report to Hidden Knoll HOA from the Master's
College Proposed Development.**

**Presented by David Sloat
Hidden Knoll Homeowner
24199 Matthew Place
(at the corner of Matthew Place and Deputy Jake Drive)**

- **Ownership Issues:** Ownership to the land immediately abutting the Hidden Knoll development changed hands 9/11/2007, from Ramiro & Gladys Castel to Master's College and Seminary, via a grant deed for an undisclosed amount. APN 2833-014-015 is shown on the County tax roll as being owned by Master's College which encompasses our slopes. I contend that the portion of land abutting to Hidden Knoll is HOA owned land and has been for the past 5+ years when control was turned over from the developer, DR Horton, to the HOA. The Hidden Knoll HOA has maintained these slopes at a cost of thousands of dollars per year. It is inconceivable that our project could have been built without giving ownership and maintenance responsibility to the HOA. A myriad of city, county and state regulatory agencies would have required adequate development of these hillside slopes with responsible maintenance, including set backs for fire breaks, grading and engineering for adequate drainage and erosion control, green belt enhancement with required landscaping and maintenance, and development buffers. Among others, these agencies include the CA Department of Real Estate which would never have issued a White Slip for the developer to sell the units as a CID (Common Interest

Development) without guaranteeing that fractional, common interests be safeguarded.

- **Encroachment:** The proposed development plans will build within 10 feet of our existing fences. The encroachment upon our common area is unacceptable. The plan as proposed would build on our common owned land which we maintain and is intended to provide a buffer as well as environmental protection from fire danger, erosion, and damage to the stability of these slopes.
- **View Amenity:** Our views will be affected. I bought my house for the view. I can see the Tehachapi Mountains, the Santa Susana's, Magic Mountain, Stevenson Ranch, Newhall, and Valencia, which encompasses a good portion of the SCV. I will suffer a diminution in value from the loss of these HOA lands which serve as a buffer and protection for my view.
- **Slopes:** As noted in the submitted Geotechnical Report our slopes are unstable due to sandy soil and inadequate landscaping to help stabilize the slopes. To further develop above and below these slopes would only exacerbate the ongoing erosion and slope instability and would endanger our homes.
- **Drainage:** Any additional grading will affect the poorly engineered slopes around our development. The existing drainage is already inadequate, resulting in some extreme erosion in places, and any additional run-off, from new streets above and below, will only increase our existing erosion problems.
- **Side Yards:** Both Gary Correa and I will loose our side yards. What is to become of our landscaping, sprinkler systems, and land ownership?
- **The submitted DEIR has not addressed land ownership, encroachment, loss of value, or the stability of our slopes:** These ownership and encroachment issues must be addressed

before this project can continue. Ownership of these slopes must be addressed since you can't build on land you don't own and you can't install sprinklers, water and electrical service, and landscaping, and maintain property that you don't own. I contend that Master's College proposes to encroach upon our HOA land. I will not allow them to take our land. Also, the immediate environmental impact due to engineering and soil stability issues must be addressed. The impact to our development and our environmental security is at stake.

Property Detail Report

For Property Located At

RealQuest.com**, CA****Owner Information:**

Owner Name: **MASTERS COLLEGE & SEMINARY**
 Mailing Address: **21726 PLACERITA CANYON RD, SANTA CLARITA CA 91321-1235 C014**
 Phone Number: **(818) 367-6193** Vesting Codes: **// CO**

Location Information:

Legal Description: **ST JOHN SUB LOT COM AT MOST N COR OF LOT 39 TH N 58'46" W 449 FT TH N 74'54" W TO A LINE PARALLEL WITH AND DIST NE AT R/A 125 FT FROM A LINE WHICH BEARS S 35'25"33" E FROM A PT N 74'54" W LOS ANGELES, CA** APN: **2833-014-015**
 County: **LOS ANGELES, CA** Alternate APN:
 Census Tract / Block: **/** Subdivision: **ST JOHN**
 Township-Range-Sect: Map Reference: **127-E4 / 4641-B1**
 Legal Book/Page: Tract #: **WILLIAM S HART**
 Legal Lot: **41** School District: **UN**
 Legal Block: Munic/Township:
 Market Area:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: **09/11/2007 / 08/31/2007** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **2094556**

Last Market Sale Information:

Recording/Sale Date: **10/17/2002 / 08/28/2002** 1st Mtg Amount/Type: **\$226,446 / FHA**
 Sale Price: **\$230,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **2438701**
 Document #: **2438700** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: **MULTIPLE**

Title Company: **FIDELITY TITLE**
 Lender: **INTERNATIONAL HM CAP CORP**
 Seller Name: **CASTEL RAMIRO & GLADYS A**

Prior Sale Information:

Prior Rec/Sale Date: **05/20/1987 / 05/1987** Prior Lender:
 Prior Sale Price: **\$625,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **793027** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics:

Gross Area:	Parking Type:	Construction:
Living Area:	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond:
Year Built / Eff: /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Site Information:

Zoning: LCA11-A120000*	Acres: 23.64	County Use: VACANT RESIDENTIAL (010V)
Flood Zone:	Lot Area: 1,029,758	State Use:
Flood Panel:	Lot Width/Depth: x	Site Influence:
Flood Panel Date:	Res/Comm Units: /	Sewer Type:
Land Use: RESIDENTIAL LOT		Water Type:

Tax Information:

Total Value: \$330,985	Assessed Year: 2007	Property Tax: \$671.23
Land Value: \$330,985	Improve %:	Tax Area: 219
Improvement Value:	Tax Year: 2007	Tax Exemption: MISC
Total Taxable Value:		

<http://www.realquest.com/jsp/report.jsp?&client=&action=confirm&type=getreport&recor...> 7/28/2008



City of SANTA CLARITA

Planning Commission Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: 07/29/08 Agenda item number:

Agenda title or subject to be addressed: master's plan college master plan EIR

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Boddu padmaja Reddy

Street Address: Matthew Place City: Santa clarita

Written Comment (Use other side if necessary): Because of this there will be safety issue, and there will be air noise pollution

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Padmaja Signature: [Signature]

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



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Meeting date: 07/29/08 Agenda item number:

Agenda title or subject to be addressed: The Master's college Master Plan EIR

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Poulami Majumder

Street Address: 24186 Matthew place City: Santa Clarita

Written Comment (Use other side if necessary): This project would generate traffic conditions on Deputy Jake, causing safety and Air Quality concerns.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Supratim Ray Chaudhry Signature: [Signature]

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of
SANTA CLARITA

Planning Commission

Written Comment Card

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Meeting date: 7-29-08 Agenda item number: 1

Agenda title or subject to be addressed: MASTER'S COLLEGE MASTER PLAN

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: DON VALENTINE - RESIDENT/OWNER

Street Address: 24419 VALLE DEL ARD#203 City: NEWHALL

Written Comment (Use other side if necessary): I HAVE NO PROBLEM WITH THE COLLEGE
EXPANDING THEIR CAMPUS. I DO HAVE A PROBLEM WITH WIDENING →

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: VALENCIA VISTA HOA Signature: [Signature]

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued)

DOLKWEILER DR. THIS IS A FAMILY NEIGHBORHOOD, AND WIDENING
THE STREET WILL CREATE TRAFFIC AND NOISE, AND THE POTENTIAL
FOR MORE ACCIDENTS (AT LEAST 1 FATALITY THAT I KNOW OF). ^{LOTS OF} CHILDREN
LIVE IN THIS AREA, AND CROSS THE STREET TO GO TO THE NEARBY
ELEMENTARY SCHOOL. SPEEDERS ARE OBSERVED REGULARLY DOWN
DOLKWEILER AS IT IS - IT WOULD ONLY GET WORSE IF THE
STREET IS MADE INTO A MAIN CONNECTOR. NOT TO MENTION
RUINING THE PEACE AND SAFETY OF THE NEIGHBORHOOD. PEOPLE
WHO BOUGHT HOMES HERE EXPECTED THIS TO STAY A QUIET NEIGHBOR-
HOOD.

Lobbyist Registration: Under § 7.03.010 of the Santa Clarita Municipal Code, lobbyists are required to register with the City Clerk's Office. A "lobbyist" means any individual or entity employed, retained or otherwise engaged for compensation to communicate with any elective or appointed official, any officer or employee or any task force, committee, board, commission, or other body of the City for the purpose of influencing any legislative or administrative action.

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City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7-29-08 Agenda item number: #1

Agenda title or subject to be addressed: MASTERS COLLEGE MASTER PLAN

Please check one: [] Support Recommendation [x] Oppose Recommendation [] Neutral

Name: JOHN MAKISHIMA

Street Address: 29912 LEONARD TREE LN #201 City: NEWHALL

Written Comment (Use other side if necessary): NOISE AND AIR POLLUTION CONCERNS ARE NOT THOROUGHLY ADDRESSED, TRAFFIC CONCERNS ARE NOT TRULY PRESENTED

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature:

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

52 187



City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: MASTER'S COLLEGE MASTER PLAN

Please check one: [] Support Recommendation [x] Oppose Recommendation [] Neutral

Name: MARK POWELL

Street Address: 24412 LEONARD TREE LN #202 City: NEWHALL

Written Comment (Use other side if necessary): I OPPOSE THIS PLAN SOLELY ON THE CLASSIFICATION OF DOCKWEILER DRIVE AS A SECONDARY HIGHWAY. IT IS A NEIGHBORHOOD STREET. ARTERIAL

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature:

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued)

WHY SUBJECT THE CHILDREN TO AIR POLLUTION FOR THE YEARS OF CONSTRUCTION ^{SIGNIFICANT}

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(written comment continued)

THERE IS SIMPLY NOT ENOUGH RIGHT-OF-WAY THROUGH THE VISTAS COMMUNITY FOR A SECONDARY ARTERIAL. DOCKWEIDER DRIVE THROUGH THE VISTAS COMMUNITY DOES NOT MEET THE REQUIREMENTS NECESSARY FOR A SECONDARY ARTERIAL.

Lobbyist Registration: Under § 7.03.010 of the Santa Clarita Municipal Code, lobbyists are required to register with the City Clerk's Office. A "lobbyist" means any individual or entity employed, retained or otherwise engaged for compensation to communicate with any elective or appointed official, any officer or employee or any task force, committee, board, commission, or other body of the City for the purpose of influencing any legislative or administrative action.

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City of
SANTA CLARITA

Planning Commission

Written Comment Card

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Meeting date: 7/29/08 Agenda item number: 1

Agenda title or subject to be addressed: MASTERS COLLEGE MASTER PLAN

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: BRENDA KARDOCK

Street Address: 24424 LEDNARD TREE W^{DR} City: NEW HALL

Written Comment (Use other side if necessary): PRIMARILY I AM CONCERNED WITH TURNING OUR NEIGHBORHOOD STREET INTO A MAJOR THROUGHWAY ->

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: _____ Signature: _____

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of
SANTA CLARITA

Planning Commission

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Meeting date: 7-29-08 Agenda item number: 1

Agenda title or subject to be addressed: Masters College Construction

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Jim Sojka

Street Address: 21829 Placerita Cyn RD City: Newhall

Written Comment (Use other side if necessary): This should be passed as it will lessen the traffic and make the community safer and more pleasing to the eyes.

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I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: _____ Signature: Jim Sojka

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued)

I ALONG WITH MANY OTHERS WALK & RUN ALONG DOCKWEILER
I AM CONCERNED WITH SAFETY. HIGH SPEEDS WILL INCREASE
ACCIDENTS AND I FEAR LOSS OF LIFE. I ALSO AM CONCERNED
WITH NOISE AND SMOG/POLLUTION & THE LOSS OF NATURAL LAND/
BEAUTY. WIDENING DOCKWEILER AND INCREASING TRAFFIC
NEED TO BE LOOKED AT CAREFULLY TO INSURE THE
SAFETY AND PLEASANTNESS OF OUR NEIGHBORHOOD.

THANK YOU FOR READING ABOUT MY CONCERNS.

WILL YOU ADD TRAFFIC LIGHTS TO PROTECT
PEDESTRIANS? WHAT WOULD THE SPEED LIMIT BE?

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City of SANTA CLARITA

Planning Commission Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: July 29, 2008 Agenda item number:

Agenda title or subject to be addressed: The Master's College Master Plan / Environmental Impact

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: Claire Blackwell

Street Address: 23922 Sarda Rd. City: Santa Clarita

Written Comment (Use other side if necessary): I support the Master's College Master Plan as requested. The Master's College is not responsible for parking needs within other ->

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: self Signature: Claire Blackwell

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

Planning Commission Written Comment Card

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Meeting date: 7-29-08 Agenda item number:

Agenda title or subject to be addressed: The Master's College Master Plan

Please check one: [X] Support Recommendation [] Oppose Recommendation [] Neutral

Name: David Blackwell

Street Address: 23922 Sarda Rd City: Valencia CA 91355

Written Comment (Use other side if necessary): It should be noted that 13th Street is only 2 lanes yet it can bear virtually 100% of Master's + 1/2 Placita traffic so it seems

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I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: self Signature: D A H Blackwell

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued)

residential areas.

Addition traffic of 54 condominiums is not significant when an outlet on the other end is also provided. Speed bumps can help also.

The ridgeline has very little change in overall picture.

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(written comment continued)

very unlikely that Dockweiler would need more than 2 lanes until it goes through to Lyons. The real traffic issue is determined by the City's decision to ~~connect~~ connect to Lyons. The Master's College contribution to traffic is insignificant. Even if all 1,700 students had cars, (which they don't) most of them park their cars on campus and rarely drive them (since they can't afford gas).

Traffic will not divert from Dockweiler to Deputy Jack if you put speed bumps on Deputy Jack

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City of SANTA CLARITA

Planning Commission

Written Comment Card

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Meeting date: 7-29-08 Agenda item number: 07-001

Agenda title or subject to be addressed: MASTER'S COLLEGE MASTER PLAN

Please check one: [] Support Recommendation [] Oppose Recommendation [X] Neutral

Name: OZZIE GONZALEZ

Street Address: 24450 LEONARD TREE LANE # 203 City: NEWHALL CA 91321

Written Comment (Use other side if necessary): SAFETY, HIGH TRAFFIC IN A MAINLY RESIDENTIAL NEIGHBORHOOD, AND NOISE ARE MY PRIMARY

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature:

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City of SANTA CLARITA

Planning Commission

Written Comment Card

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Meeting date: JULY 29, 2008 Agenda item number:

Agenda title or subject to be addressed: MASTER'S COLLEGE MASTER PLAN

Please check one: [] Support Recommendation [] Oppose Recommendation [X] Neutral

Name: RENEE BERGLUND

Street Address: 21556 PLACERITA CYN RD City: NEWHALL

Written Comment (Use other side if necessary): PLEASE DO NOT CLOSE 13TH STREET ENTRANCE TO PLACERITA CYN. - LYONS & RAILROAD IS NOT ADEQUATE ENOUGH

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I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature: Renee F. Berglund

[] Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

(written comment continued)

CONCERNS: THERE ARE CURRENTLY NO SIDEWALKS, CROSSWALKS
ON DOCKWELLER DRIVE: EXPANDING DOCKWELLER, I
BELIEVE WILL LOWER THE CURRENT STANDARD OF
LIFE IN THE NEIGHBORHOOD, WHICH IS PRIMARILY
RESIDENTIAL

Lobbyist Registration: Under § 7.03.010 of the Santa Clarita Municipal Code, lobbyists are required to register with the City Clerk's Office. A "lobbyist" means any individual or entity employed, retained or otherwise engaged for compensation to communicate with any elective or appointed official, any officer or employee or any task force, committee, board, commission, or other body of the City for the purpose of influencing any legislative or administrative action.

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(written comment continued)

MASTER'S PLAN IS WORKABLE - THE CITY'S PLANS GIVES ME CONCERNS

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Meeting date: 8-29-08 Agenda item number:

Agenda title or subject to be addressed: DOCKWEILER EXTENSION

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: GREN MEANS

Street Address: 24429 VALLE DEL ORD #202 City: SANTA CLARITA

Written Comment (Use other side if necessary): SUPPORT RIDGELINE ALTERNATIVE

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: Signature: [Handwritten Signature]

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



City of SANTA CLARITA

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Meeting date: 7-29-08 Agenda item number:

Agenda title or subject to be addressed: Masters College master Plan

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Belinda Butcher

Street Address: 21227 Trumpet Dr. #201 City: Newhall

Written Comment (Use other side if necessary): see attached

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: [Handwritten Signature] Signature: [Handwritten Signature]

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

POSITION STATEMENT

Masters College Master Plan

Presented by Valencia Vista Residents – 7/29/08

Safety, traffic, noise and parking remain the primary concerns of the residents of Dockweiler Drive with respect to the Masters College project, and we wish to once again state to the Planning Commission that any approved project must preserve the quality of life of the existing neighborhood of Dockweiler Drive.

We are encouraged by the statement, both in the hearing on 7/1 and in the Planning staff report of 7/29 that the Masters College Master Plan will not implement any changes to the configuration of the existing portion of Dockweiler Drive. It is imperative that the Master Plan be amended to include this declaration, as well as to remove any mention of widening or re-striping, as they are not part of this plan or project.

The designation of Dockweiler Drive as a 'secondary artery' continues to be disturbing; Dockweiler Drive does not have any of the characteristics found in the rest of the secondary arteries in Santa Clarita: it is too narrow (64 feet), the homes are too close to the curb (15 feet) and face the street, children cross it to walk to school, etc. Dockweiler Drive is a residential street and has been for 18 years, regardless of what appears on any planning map, and the failure of the City to accept the reality of the nature of our neighborhood street is a continuing source of concern to the residents of our neighborhood.

Safety is our paramount concern, and we are discussing critical additions to Dockweiler Drive, such as stop signs and cross-walks, with the City traffic department. These improvements are particularly important because of the additional traffic generated by this project, and it is imperative that the City follow through on ensuring the safety of Dockweiler Drive residents.

Noise, particularly construction noise from the project site, is not adequately mitigated in the Environmental Impact Report. Merely stating that excessive noise is 'unavoidable' should not relieve the City or the college of their responsibility to make sure that the quality of life for residents of Dockweiler Drive and Deputy Jake Drive is not impacted.

We are also concerned by the issues being raised by our neighbors on Deputy Jake Drive, which they will discuss at the hearing tonight.

We stand together with our neighbors and cannot regard this project as acceptable until all of our issues have been successfully mitigated.

LORDON
MANAGEMENT CO.

DIVISION OF LORDON ENTERPRISES, INC.



RESIDENTIAL AND COMMERCIAL MANAGEMENT

May 12, 2006

D.R. Horton
4100 Guardian Street, Ste 100
Simi Valley, Ca. 93063

RE: Hidden Knoll HOA- Common Slope Erosion

Dear Karen Simondet:

Enclosed you will find a copy of the American Geotechnical report on the common area slopes for the above-referenced association regarding erosion and surficial failures. We ask that you please review the report and provide a written response to the Hidden Knoll HOA Board of Directors with your written comments within 10 days of the date of this letter. The Board of Directors expects that DR Horton take the appropriate actions necessary to in order to remedy the problems as noted in the report.

The Board, feels as the developer of this community, D.R. Horton should be held accountable for the failures and anticipates that D.R. Horton will assume sole responsible for all costs, pertaining to the true fix and repairs to the common area slopes. Furthermore, the Board of Directors is extremely concerned that, with the inclement weather, there will be further erosion to the slopes.

If you should have any questions please contact me at 818-707-0200 ext. 2006 Monday through Friday 8:30 a.m. to 12:30 p.m.

Respectfully,

Frances Marquez
Community Manager For
Hidden Knoll HOA

Enclosure: Geotechnical Report
Cc: HOA file
Board of Directors

1275 CENTER COURT DRIVE
COVINA, CA 91724 • (626) 967-7921

17772 E. 17TH ST., STE. 204
TUSTIN, CA 92780 • (714) 505-1444

31416 AGOURA RD., STE. 105
WESTLAKE VILLAGE, CA 91361 • (818) 707-0200



RGB
RAPKIN GITLIN
& BEAUMONT

AN ASSOCIATION OF ATTORNEYS INCLUDING A PROFESSIONAL CORPORATION

23929 W. VALENCIA BLVD., STE. 411
VALENCIA, CA 91355
TELEPHONE (661) 287-9994
FACSIMILE (818) 884-1087

21650 OXNARD STREET, SUITE 1620
WOODLAND HILLS, CA 91367
TELEPHONE (818) 884-9998
FACSIMILE (818) 884-1087
LAWOFFICE@RGBLAWYERS.COM
WWW.RGBLAWYERS.COM

1299 OCEAN AVE., STE. 900
SANTA MONICA, CA 90401
TELEPHONE (310) 656-7880
FACSIMILE (310) 656-7883

REPLY TO
Woodland Hills

June 5, 2006

File No.: 3609

VIA FACSIMILE ((818-707-0200) & U.S. FIRST CLASS MAIL

Board of Directors
HIDDEN KNOLLS HOMEOWNERS ASSN.
c/o Lordon Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Attn: Rita Cornelius

RE: HIDDEN KNOLLS HOMEOWNERS ASSOCIATION

Dear Board of Directors:

The purpose of this letter is to discuss the issues the Association is experiencing with various common area slopes.

I am in receipt of a collection of documents forwarded to me, including an American Geotechnical Report dated February 17, 2006, and various maps. It appears that the Association is experiencing failures within several common area slopes.

Before I begin any work on this matter I would like to confirm that you would like me to review the documents provided to me and to provide you with the Association's legal options. To that end, I would analyze the Association's governing documents, including its recorded Covenants, Conditions and Restrictions ("CC&Rs"), as well as the American Geotechnical report and various maps. I would further provide you with a list of the Association's legal options including a list identifying any further work needed to fully evaluate this matter and/or an evaluation of the Association's case, if any.

Please review this letter and contact me to discuss this matter further.

Very truly yours,

RAPKIN GITLIN & BEAUMONT

JEFF A. BEAUMONT, Esq.

JAB:cb

F:\WP\IE - HI\Hidden Knolls HOA - #3609\2006 Correspondence\L-Board 060605- re evaluation proposal for slope failure wpd

American Geotechnical, Inc.

Protecting Your Future

February 17, 2006

File No. 5085.01

Hidden Knoll Homeowners Association
c/o Lordon Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Attention: Ms. Jamie McGinnis

Subject: **LIMITED REVIEW**
Hidden Knoll Homeowner's Association
Santa Clarita, California

DUPLICATE

Dear Ms. McGinnis:

At your request, American Geotechnical performed a limited visual review of the common area slopes maintained by the homeowner's association. The purpose of this review was to document the site conditions with regard to the reported slope erosion and surficial failures as well as other geotechnically-related problems. The scope of our work included observation and photo documentation of the site conditions, and preparation of this report. Subsurface investigation and laboratory testing were outside the scope of this investigation. Photographs along with the associated descriptive field notes taken at the time of our review are included at the back of this report for reference.

Our review of the site was performed on January 25, 2006. Mr. Robert Mooney from SLM Services, Inc. who provides landscape maintenance services for the association, was present during our review. Our findings are summarized below.

SLOPE BEHIND LOTS 50 & 51

The common area slope behind Lots 50 and 51 is approximately 50 feet high and ascends northerly at an approximate slope ratio of 2:1 (horizontal to vertical). Our review indicated surficial erosional features throughout the slope face. The depth of the erosional gullies formed on the slope face is up to one foot deep. Our examination indicated that the surface soil in the slope area generally consists of silty sand to sandy materials. Our review also indicated that most of the slope surface has a bare soil condition without any vegetation. The existing jute netting on the slope face was found to be torn apart at several locations.

It is evident that the existing surficial erosion on the slope occurred as the result of surface water runoff from previous rains. In our opinion, the contributing factors for the slope erosion are the lack of vegetation on the slope and the generally sandy nature of the site soil. The existing jute netting has been damaged at several areas and is not adequate to prevent erosion. It is our recommendation that the existing erosional gullies be infilled with native soil followed with proper compaction. Prior to infilling, the existing loose surficial soil is to be removed and recompacted. Following this, an erosion control grid should be placed on the slope surface and the slope area should be planted with adequate vegetation. We suggest a synthetic erosion control grid (e.g., Contech Turf Reinforcement Mat) for long-term performance. The grid should be adequately pinned to the slope surface by utilizing galvanized anchor pins spaced not more than a four-foot spacing in two directions.

22725 Old Canal Road, Yorba Linda, CA 92887 • (714) 685-3900 • FAX (714) 685-3909
5600 Spring Mountain Road, Suite 201, Las Vegas, NV 89146 • (702) 562-5046 • FAX (702) 562-2457
5764 Pacific Center Blvd., Suite 112, San Diego, CA 92121 • (858) 450-4040 • FAX (858) 457-0814
712 Fifth Street, Suite #B, Davis, CA 95616 • (530) 758-2088 • FAX (530) 758-3288

BEHIND LOT 6

Within a relatively level area behind Lot 6, an approximately 5 foot deep and 30 to 36 inches in diameter hole was observed on the ground. This open hole appears to be from previous soil borings performed by others. We recommend that this hole be properly backfilled with the native soil.

TOP OF THE SLOPE AREA BEHIND LOTS 7-15

The top of the slope area behind the property line fences for Lots 7 through 15 was reviewed. At some locations, the dirt along the top of the slope appears to be locally settled and tilting slightly toward the slope. These factors appear to be from slope creep and localized settlement. Behind Lots 8 and 9, relatively loose soil conditions were noted along the top of the slope. The loose soil in this area appears to be the excess material improperly disposed of by others on the slope area. An approximately 3/16-inch wide ground crack was also noted behind the fence for Lot 8. This cracking appears to occur within the loose soil.

In our opinion, the above discussed features are minor in nature and do not have any significant impact on the site improvements. We recommend at this time that the top of the slope area be monitored for any future problems. If desired, all the existing loose soil near the top of the slope area may be removed to the contact with the original ground and be properly disposed of. Continued minor settlement and erosion of the loose material is likely if this loose material is not removed.

SLOPE AREA BEHIND LOTS 16 & 38

Our review indicated three separate surficial slope failures behind Lots 16 and 38. Two of these failures are located on the southeasterly descending slope located behind Lot 16. These failures are about 2 to 3 feet deep located just below the top of the slope and within the upper 15 to 20 feet of the slope area.

The third failure is located just below the middle terrace drain on the southeasterly descending slope near Lot 38. The affected area covers about a 15-foot high and 30-foot wide slope area. The depth of the failure appears to be about 2 to 3 feet. The failure mass was found to have slid down into an existing terrace drain below. We recommend that the debris collected within this terrace drain be cleaned for proper water flow in the terrace drain.

All of the above-mentioned slope failures are located offsite and away from any residential properties. These failures have occurred within the top surface materials and could be classified as surficial slump. Surficial slumps occur when the slopes have been exposed to prolonged heavy rainfall and/or other moisture introduction which serves to saturate the slope and initiate seepage. The strength of the soil is greatly reduced in response to the saturation and seepage. Based on our site review, the surface soil within the development consists of sandy material that is prone to surficial instability.

Specific recommendations for the slope repair are outside the scope of the current consulting. A geotechnical investigation to evaluate the surficial stability of the slopes is necessary prior to providing detailed recommendations for remedial slope repairs. However, repair options available to treat the surficial slope failures at the site are discussed below for general information.

OPTION 1 Geogrid

One option is to repair the failure area by conventional grading techniques and using geogrid to enhance surficial stability. Geogrid is a polymer grid material, which has very high tensile strength. Its grid allows it to be embedded within the compacted fill and gripped by the soil, thereby transferring its strength to the soil. When geogrid is utilized in a slope repair, the engineering concept is to physically tie the weakened soil zone at the face of the slope to the material, which is more competent at depth. The attached Plate 1 illustrates a typical geogrid repair. This detail can be modified as needed to accommodate the actual slope conditions and the improvements at the top-of-slope.

OPTION 2 Soil-Cement Method

As an alternative to geogrid, the slope could be reconstructed using a soil-cement mixture as fill material. A soil-cement repair is simply a compacted fill placed with a small fraction of cement blended in to provide for strength that the soil inherently lacks. A disadvantage of the soil-cement system is the difficulty associated with uniformly blending cement into the soil. For machine operation blending, generally about 4 percent of the cement is adequate to reinforce the soil. When it is attempted to spread and blend material in each compacted fill layer utilizing rotor tillers or similar, generally we recommend the cement fraction be increased to about 6 percent to account for the more difficult blending process and the more typically non-uniformed result. Plate 2 illustrates a common soil-cement slope repair.

Of the two options discussed above, the geogrid repair method is the better option. At this time, the existing failures are not affecting any critical improvements. However, if no repairs are performed, the failure area may enlarge in the future and cause additional failures.

TOP OF THE SLOPE AREA SOUTH OF LOT 39

Sloughing of soil and minor ground cracking was noted within the top of the slope that descends northerly from Lot 39. In addition, wet soil conditions were also observed near the existing wrought-iron fence. It is evident that this wetness is due to the excessive landscape irrigation in the backyard of the home. We recommend that the homeowner be notified to reduce the landscape irrigation and improve the drainage within the backyard to prevent flooding/water seepage at the top of the slope area. We also recommend at this time that the slope area be monitored for any future signs of instability or problems.

SLOPE AREA EAST OF LOT 40

Our review indicated water seepage on the face of the slope that descends easterly from Lot 40. This seepage was noted at about 10 feet below the existing property line wrought-iron fence. Near this location, continuing water flow exists from one of the subdrain pipes that daylight within a terrace drain. The source of the observed water seepage as well as the water flow from the subdrain pipe appears to be from possible excessive landscape irrigation of the upslope property. We suggest that the landscape irrigation of the upslope property be reduced to the minimum needed for plans/lawn areas. In addition, the possibility of any leaks in buried pipes should also be investigated and corrected, if necessary. If the water seepage problem persists, we recommend a geotechnical investigation of the site. This investigation should include test pit excavation at the location of the seepage.

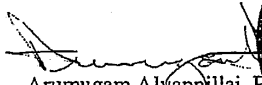
CLOSURE


The conclusions and repair concepts presented herein are based upon a limited review of the site, review of available information, our experience and judgment. Subsurface investigation testing is outside the scope of this investigation. This report has been prepared to advise the concerned parties regarding the existing geotechnical conditions of the slope areas. No warranty of future site performance is expressed, implied, or otherwise intended.

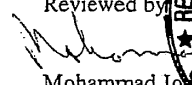
The opportunity to work with you on this project has been greatly appreciated. Should you have any questions regarding the contents of this report, please do not hesitate to call.


Respectfully submitted,

AMERICAN GEOTECHNICAL


Arumugam Alvappillai, F.
Senior Engineer
G.E. 2504



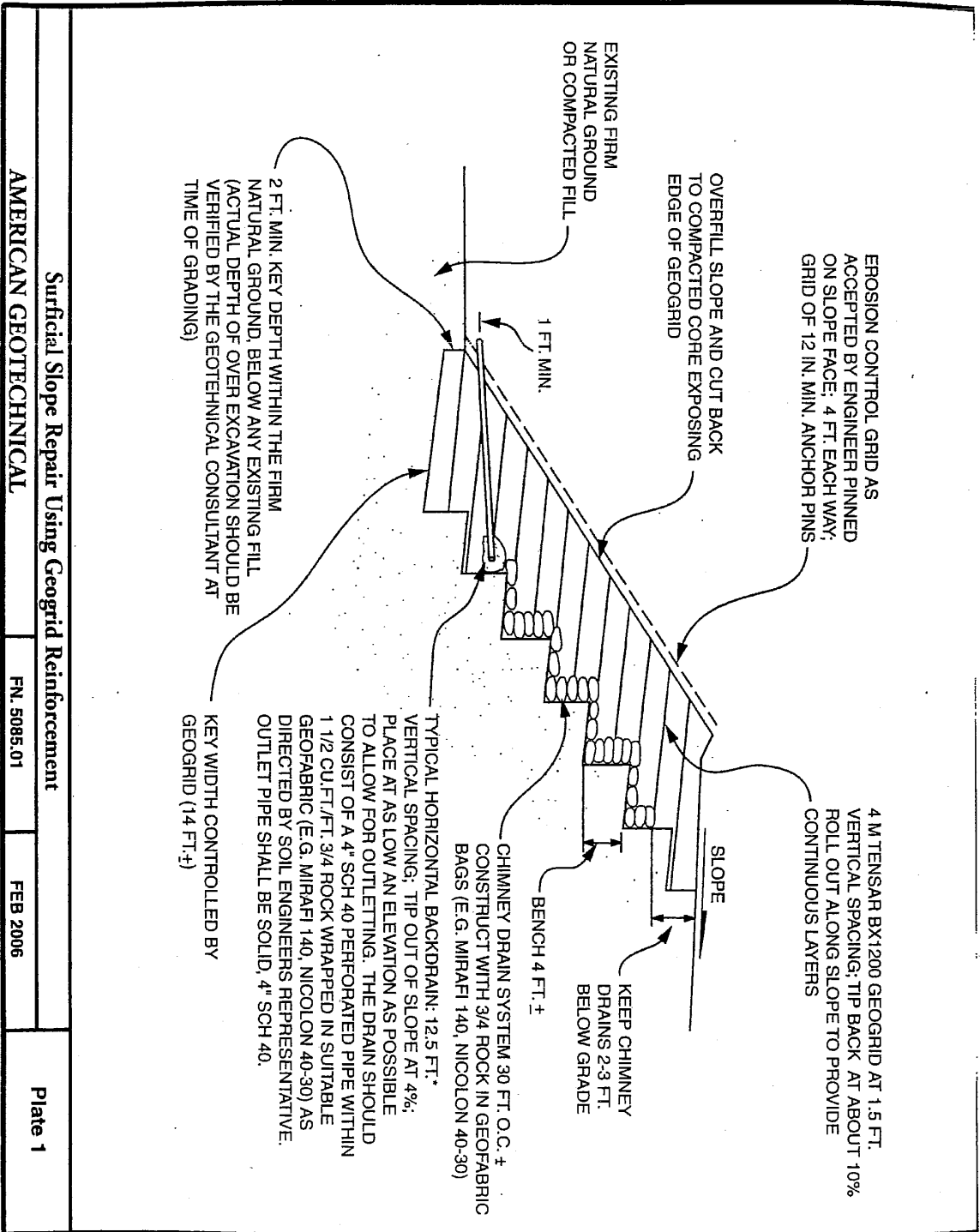
Reviewed by 
Mohammad Joolzadeh
Principal Engineer
G.E. 2199



Enclosures: Plate 1 – Surficial Slope Repair Using Geogrid Reinforcement
Plate 2 – Surficial Slope Reconstruction Using Soil – Cement
Site Photographs

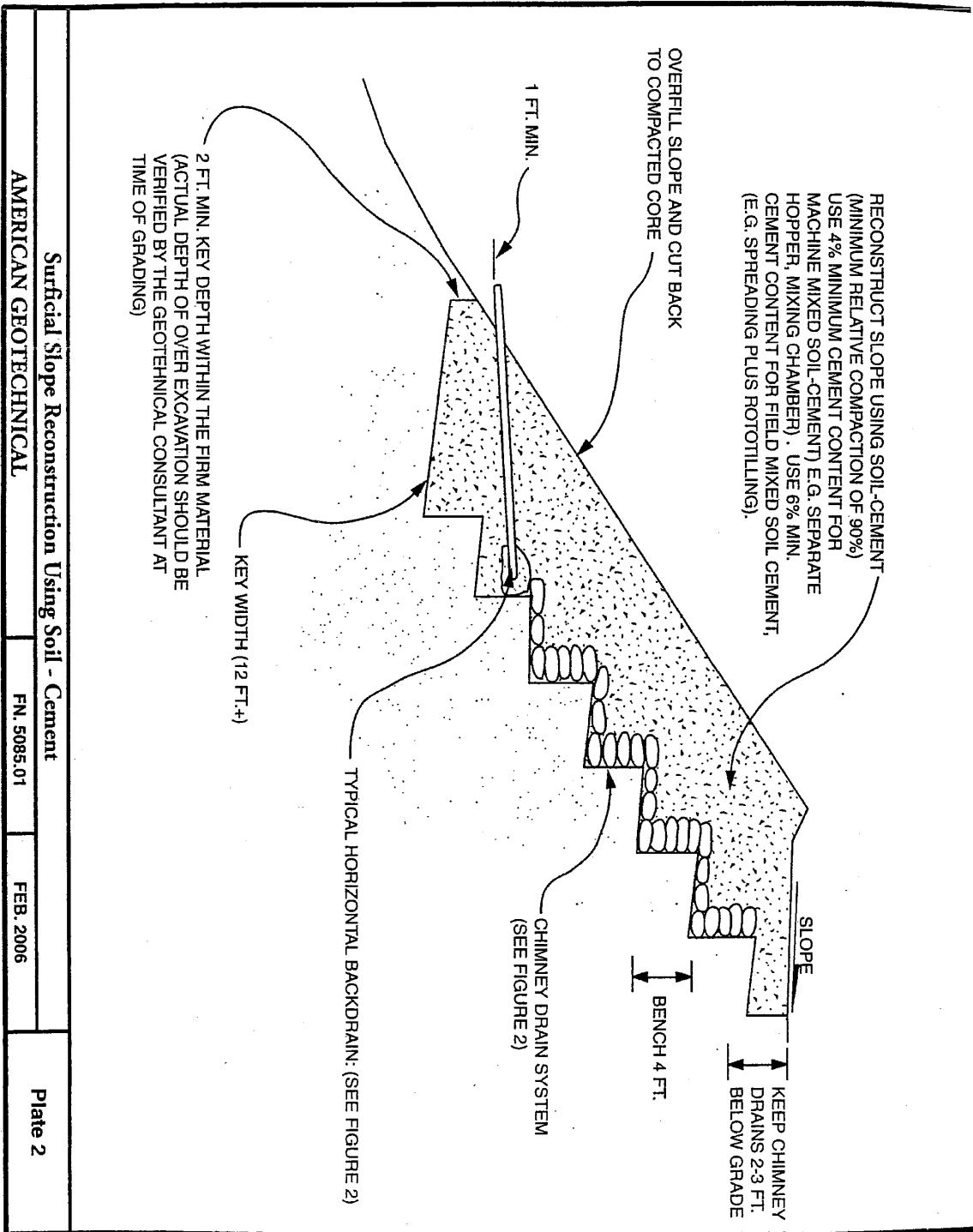
Distribution: 2 – Addressee (Fax & Mail - Fax No. 818-707-4530)

AA/MJ: njb
wpdata/orange/1a/5085.01.aa.mj.njb



Surficial Slope Repair Using Geogrid Reinforcement

AMERICAN GEOTECHNICAL	FN. 5085.01	FEB 2006
		Plate 1



Surficial Slope Reconstruction Using Soil - Cement
 AMERICAN GEOTECHNICAL

FN. 5085.01

FEB. 2006

Plate 2



Project: 05085-01
Roll: 1 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

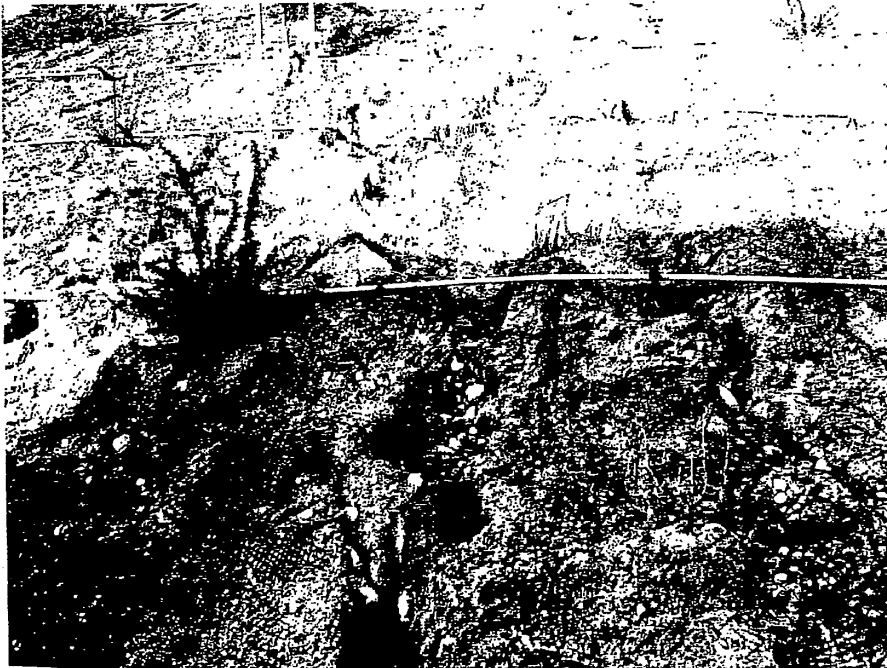
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Page 1



Project: 05085-01
Roll: 1 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

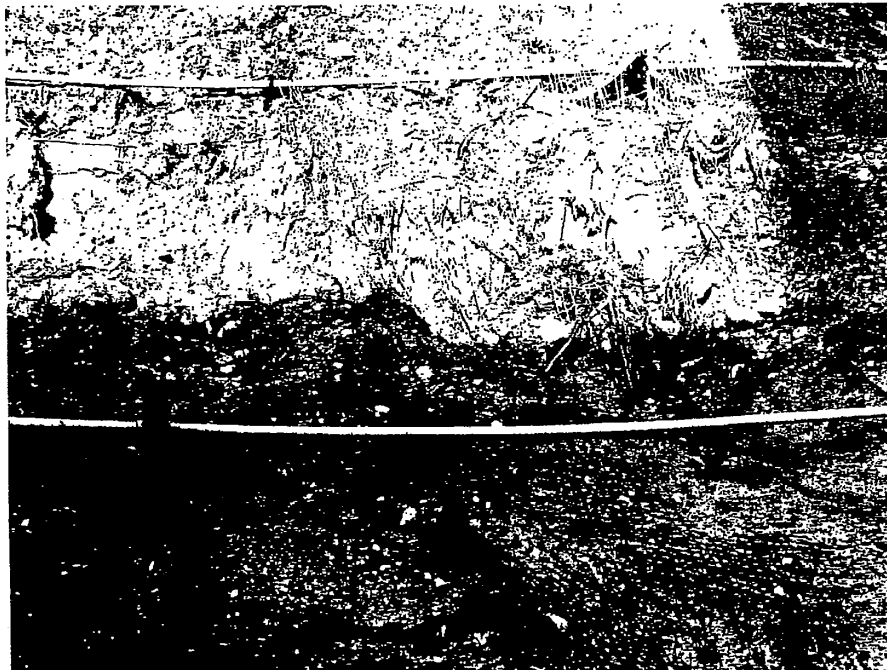
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Page 2



Project: 05085-01
Roll: 1 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 3

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 7
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 8
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

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Page 4



Project: 05085-01
Roll: 1 Frame: 9
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 10
Date: 2006-01-25

Photographer:
A. Alvappillai

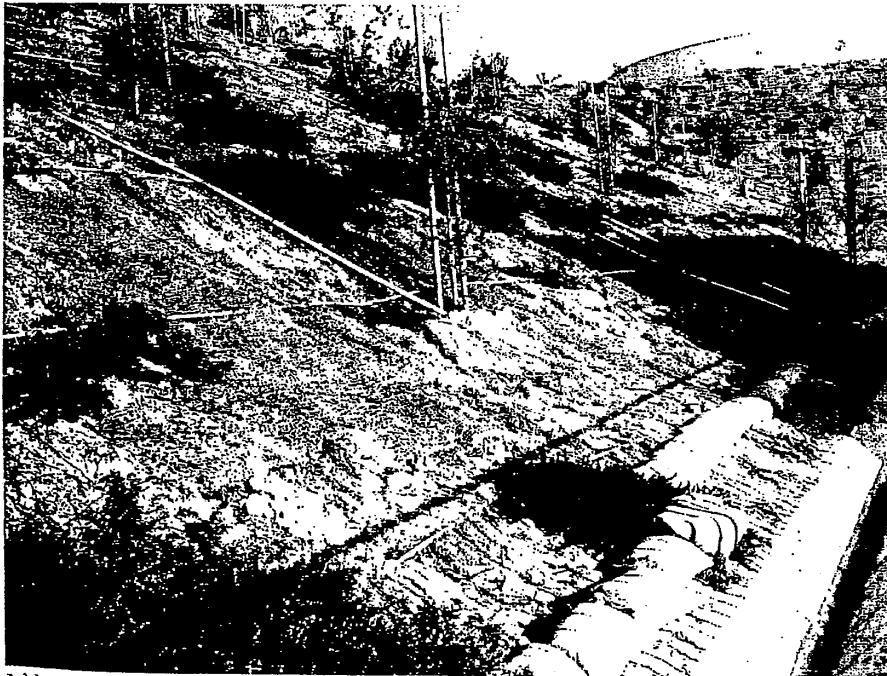
Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

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Page 5



Project: 05085-01
Roll: 1 Frame: 11
Date: 2006-01-25
Photographer:
A. Alvappillai

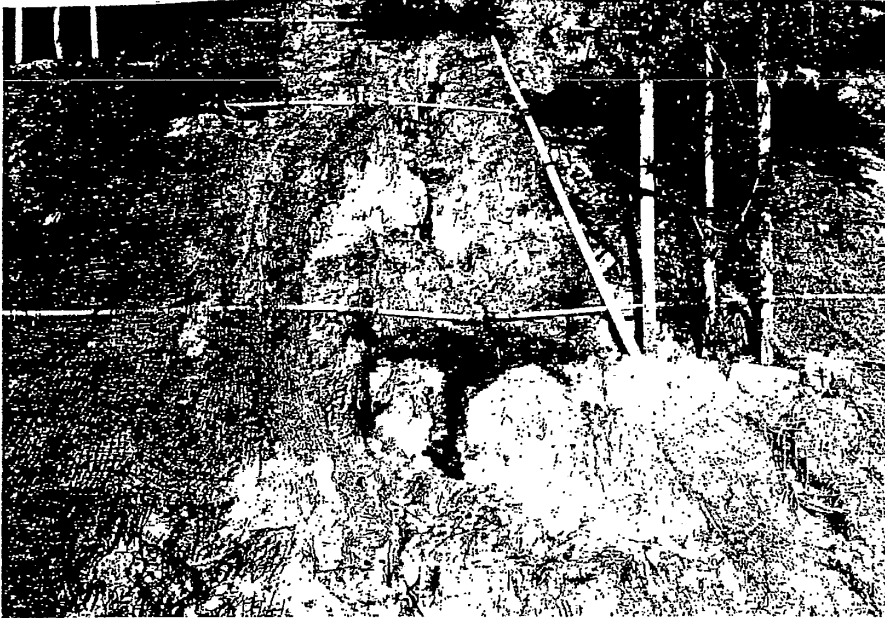
Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 12
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

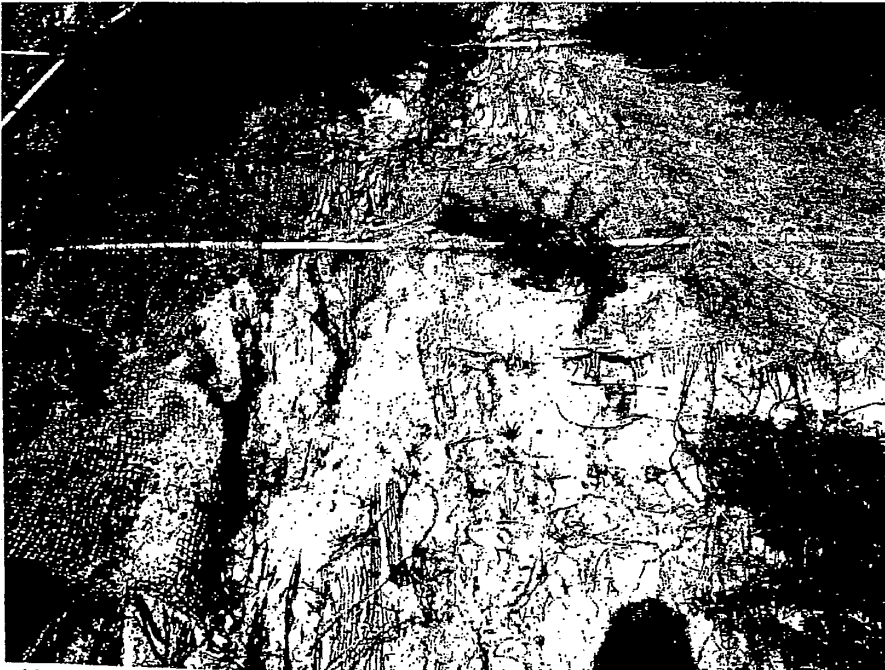
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Page 6



Project: 05085-01
Roll: 1 Frame: 13
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 14
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

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Page 7



Project: 05085-01
Roll: 1 Frame: 15
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 16
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

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Page 8



Project: 05085-01
Roll: 1 Frame: 17
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 18
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

Printed:
2-20-2006
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Page 9

Project: 05085-01
Roll: 2 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai



Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

Roll: 2 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai



Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

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Page 1



Project: 05085-01
Roll: 2 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).



Roll: 2 Frame: 4
Date: 2006-01-25

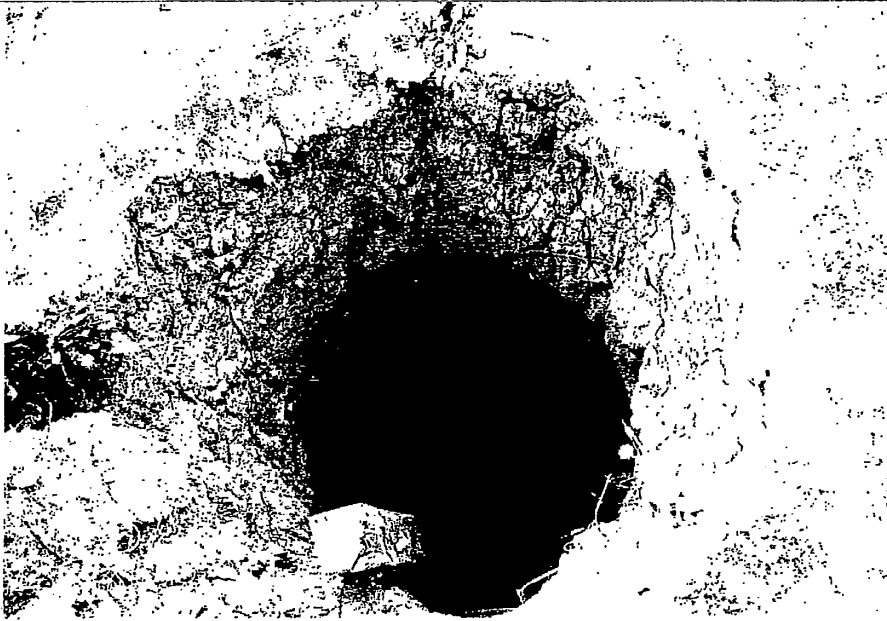
Photographer:
A. Alvappillai

Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

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Page 2

Project: 05085-01
Roll: 2 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai



Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the
ground, this hole is about 4 to 5 feet deep).

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Page 3



Project: 05085-01
Roll: 3 Frame: 1
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Mathew Place Behind Lots 7-15
Exterior, generally behind Lot#7 (note the soil at the top of the slope is dipping by a few inches, appears to have been affected by localized settlement or slope creep).



Roll: 3 Frame: 2
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Mathew Place Behind Lots 7-15
Exterior, generally behind Lot#7 (note the soil at the top of the slope is dipping by a few inches, appears to have been affected by localized settlement or slope creep).

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Page 1



Project: 05085-01
Roll: 3 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lots 7-15
Exterior, generally behind Lot#7 (note the soil at the top of the slope is dipping by a few
inches, appears to have been affected by localized settlement or slope creep).

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Project: 05085-01
 Roll: 4 Frame: 1
 Date: 2006-01-25
 Photographer:
 A. Alvappillai

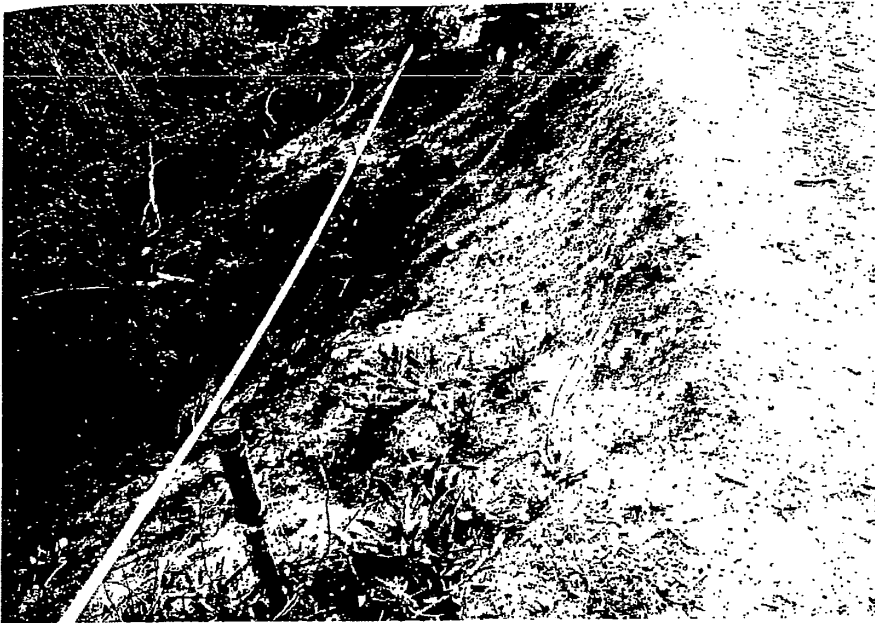
Address: Mathew Place, Lot 16
 Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Roll: 4 Frame: 2
 Date: 2006-01-25
 Photographer:
 A. Alvappillai

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 Page 1

Address: Mathew Place, Lot 16
 Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Project: 05085-01
Roll: 4 Frame: 3
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Roll: 4 Frame: 4
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

Printed:
2-20-2006
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Page 2



Project: 05085-01
Roll: 4 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Roll: 4 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

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2-20-2006
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Page 3



Project: 05085-01
Roll: 4 Frame: 7
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Roll: 4 Frame: 8
Date: 2006-01-25
Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

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2-20-2006
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Page 4



Project: 05085-01
Roll: 5 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38
Exterior, overview, descending slope (note two terrace drains, a surficial slope failure exists below the first terrace drain).



Roll: 5 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38
Exterior, overview (close-up view of the slope failure, the depth of surficial slope below the first terrace drain, failure extends to about 15 feet down, 30 feet wide and 2 to 2 1/2 feet deep; note the debris has accumulated within the second terrace drain).

Printed:
2-20-2006
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Page 1



Project: 05085-01
Roll: 5 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38

Exterior, overview (close-up view of the slope failure, the depth of surficial slope below the first terrace drain, failure extends to about 15 feet down, 30 feet wide and 2 to 2 1/2 feet deep; note the debris has accumulated within the second terrace drain).



Roll: 5 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

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2-20-2006
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Page 2

Address: Kirsch Court, Lot 38

Exterior, overview (close-up view of the slope failure, the depth of surficial slope below the first terrace drain, failure extends to about 15 feet down, 30 feet wide and 2 to 2 1/2 feet deep; note the debris has accumulated within the second terrace drain).

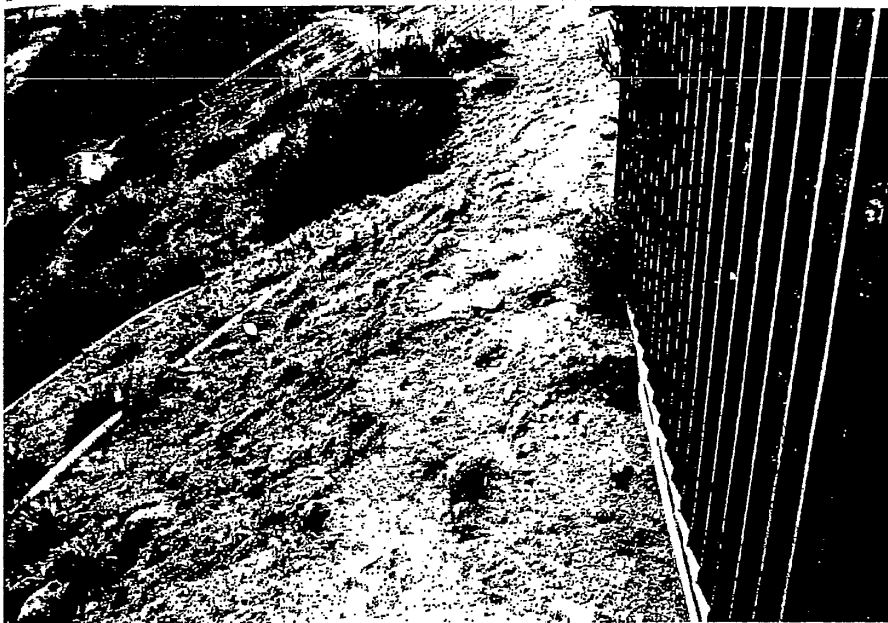


Project: 05085-01
Roll: 5 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38
Exterior, overview (close-up view of the slope failure, the depth of failure is about 2 to 2 1/2 feet about 30 feet wide below the first terrace drain, failure extends to about 15 feet down; note the debris has accumulated within the second terrace drain).

Printed:
2-20-2006
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Page 3



Project: 05085-01
Roll: 6 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

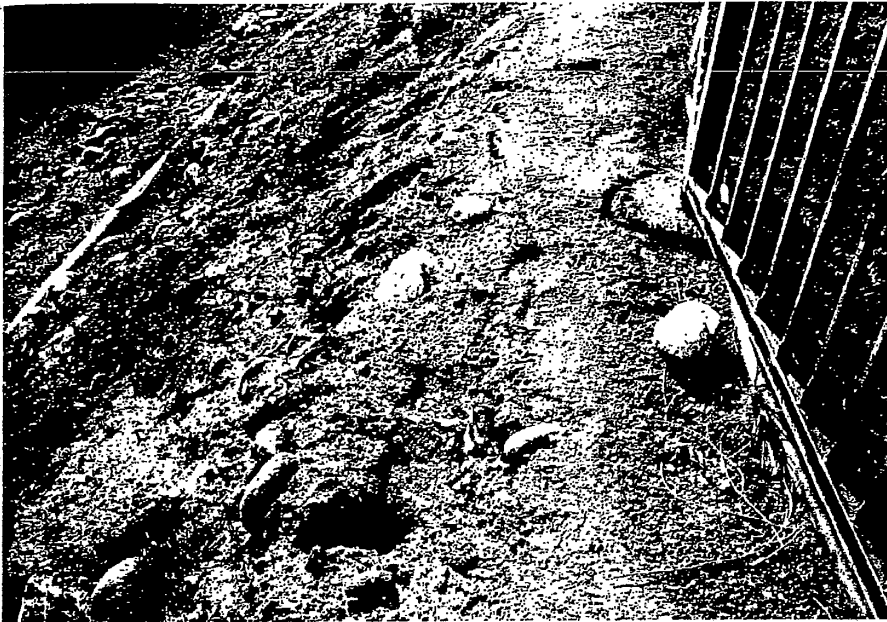


Roll: 6 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

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2-20-2006
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Page 1

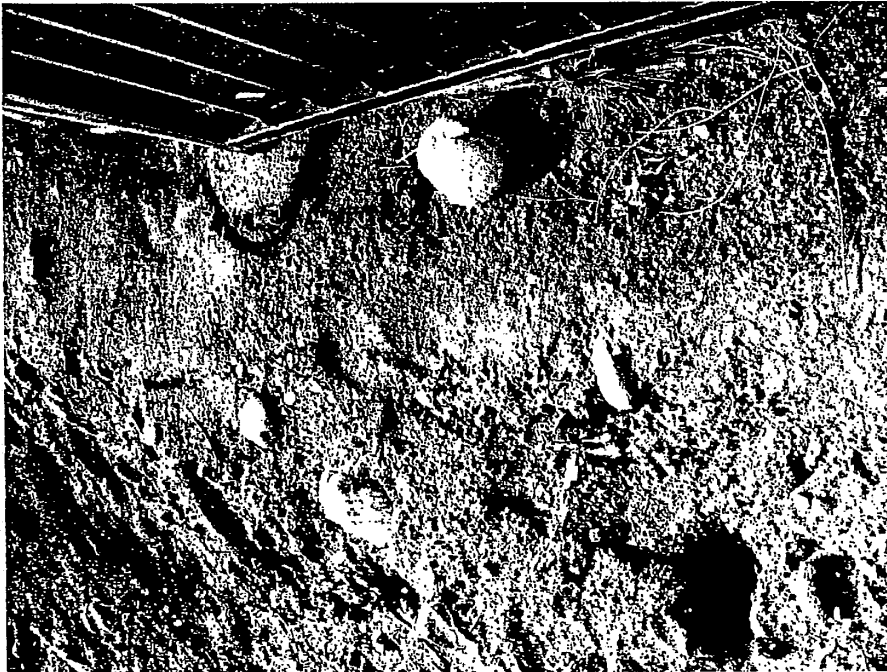
Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).



Project: 05085-01
Roll: 6 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

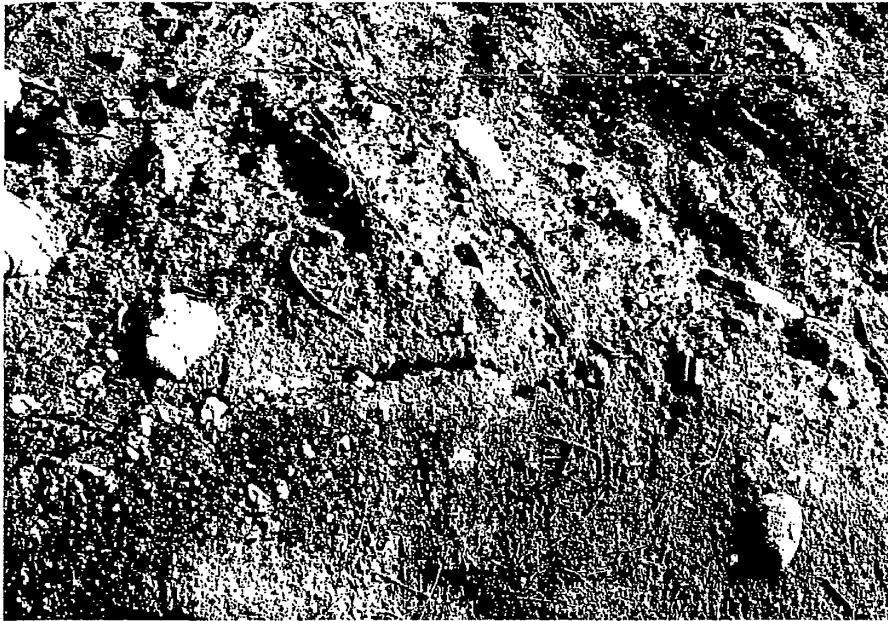


Roll: 6 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

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Page 2



Project: 05085-01
Roll: 6 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).



Roll: 6 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

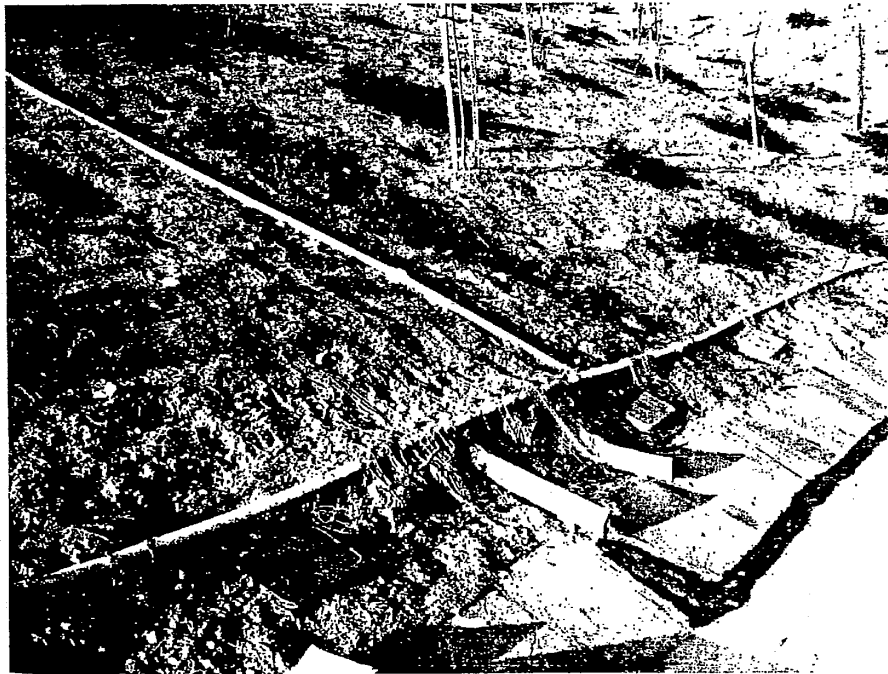
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Page 3



Project: 05085-01
Roll: 7 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview of the slope descending east/southerly from Lot #40 (photographs taken from the terrace drain).



Roll: 7 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (consistent seepage from the subdrain pipe into V-ditch, east side of Lot #40).

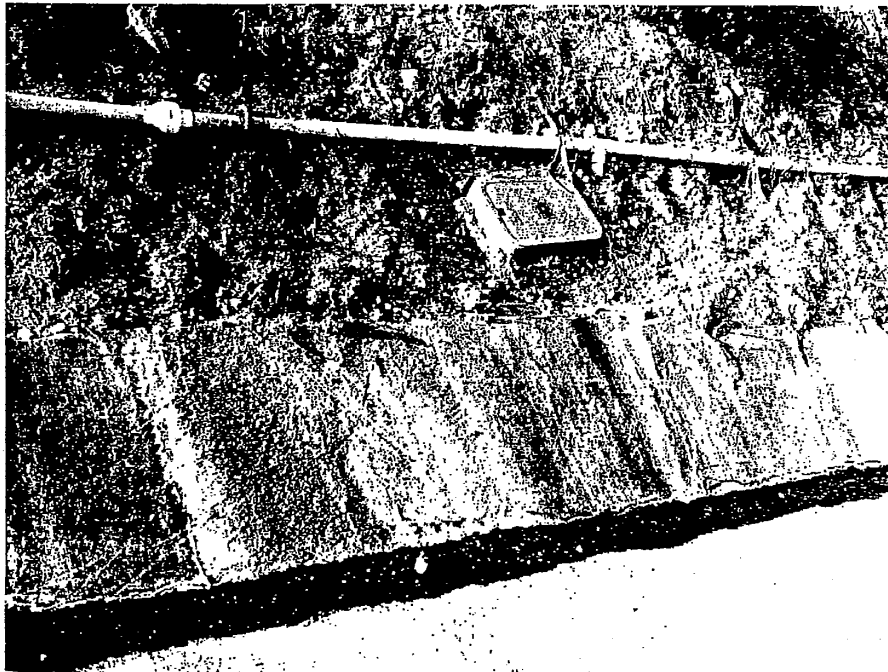
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Page 1



Project: 05085-01
Roll: 7 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (consistent seepage from the subdrain pipe into V-ditch, east side of Lot #40).



Roll: 7 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (consistent seepage from the subdrain pipe into V-ditch, east side of Lot #40).

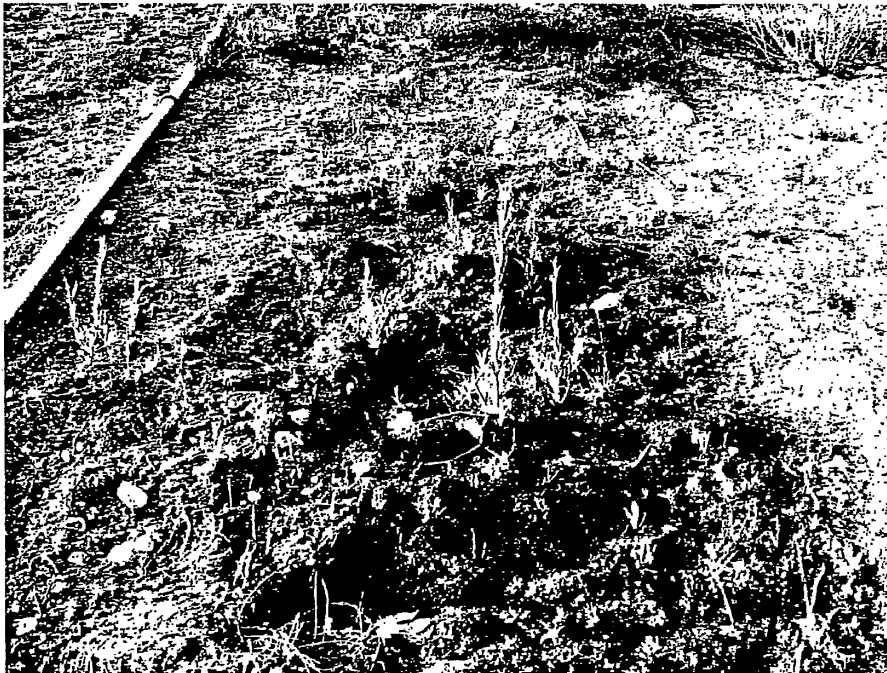
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Page 2



Project: 05085-01
Roll: 7 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).

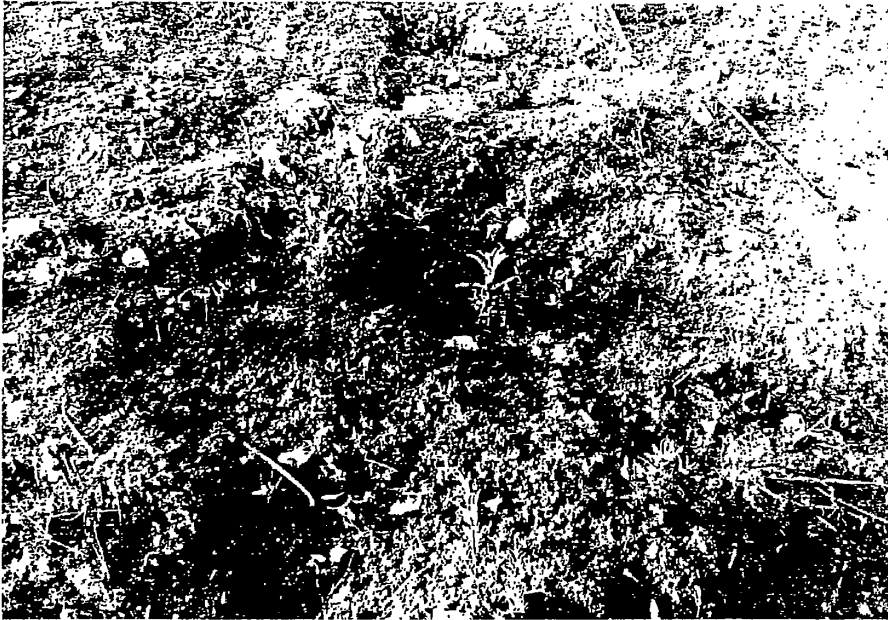


Roll: 7 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).

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2-20-2006
11:24 AM
Page 3



Project: 05085-01
Roll: 7 Frame: 7
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).



Roll: 7 Frame: 8
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).

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Page 4



Project: 05085-01
Roll: 8 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, overview (loose soil in the top-of-slope area).

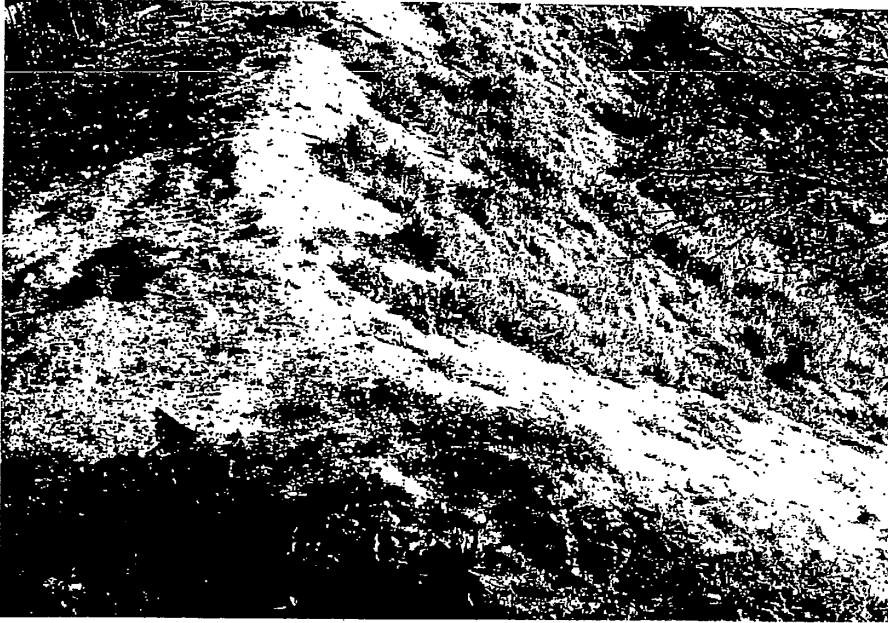


Roll: 8 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, overview (loose soil in the top-of-slope area).

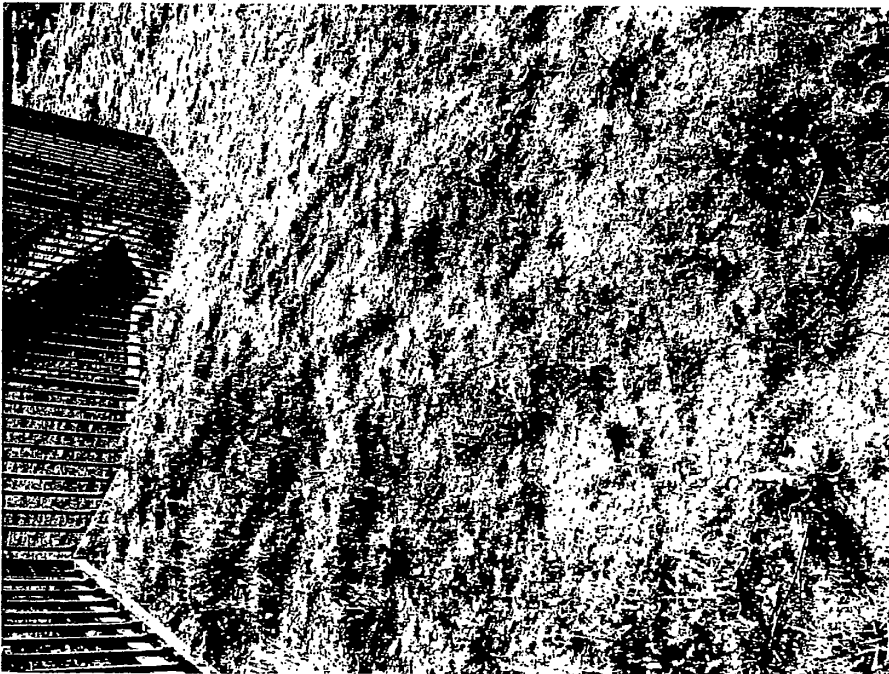
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2-20-2006
11:24 AM
Page 1



Project: 05085-01
Roll: 8 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, overview (loose soil in the top-of-slope area).



Roll: 8 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, top-of-slope area, ground cracks (about 3/16 inch in width, near the back-left corner of Lot #8).

Printed:
2-20-2006
11:24 AM
Page 2



Project: 05085-01
Roll: 8 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, top-of-slope area, ground cracks (about 3/16 inch in width, near the back-left corner of Lot #8).

Printed:
2-20-2006
11:24 AM
Page 3



City of
SANTA CLARITA

Planning Commission

Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: JULY 29, 2008 Agenda item number: 1

Agenda title or subject to be addressed: MASOPAL'S COLLEGE MASTER PLAN EIR

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: MICHAEL KOSMAL

Street Address: 21631 DEPUTY JAKE DR City: SANTA CLARITA

Written Comment (Use other side if necessary): SEE ATTACHED

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: HIDDEN KNOLL HOA Signature: Michael Kosmal

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

**HIDDEN KNOLL HOA
CONCERNS ABOUT THE MASTERS COLLEGE MASTER PLAN
AND DRAFT ENVIRONMENTAL IMPACT REPORT**

**July 29, 2008
Presented by Michael Kosmal**

Good evening Chairperson Berger, members of the Planning Commission,

My name is Michael Kosmal, I am here tonight as a representative for the Hidden Knoll HOA. Hidden Knoll is comprised of 53 homes located on Deputy Jake Drive, Kirsch Court and Matthew Place, a neighborhood that borders the South-East side of the proposed project site.

My neighbors and I were first made aware of The Master's College Master Plan proposal in November 2006, when we received Notices Of Preparation in the mail. At the time, we identified a variety of concerns and presented those concerns to this Commission at the public Scoping Meeting on November 30, 2006.

We expressed concerns regarding the following potential impacts to Hidden Knoll:

- Noise Impacts
- Air Quality Impacts (Dust)
- Traffic Impacts
- Visual Resource Impacts (Reduced/Restricted Views)

In early July 2008, the Draft Environmental Impact Report became available for public review. My neighbors and I read this massive document and searched the sections pertaining to the issues we raised in 2006.

Our findings were mixed. While our concerns regarding noise and air quality were adequately addressed, details regarding traffic impacts and visual resource impacts to Hidden Knoll were noticeably absent from the document.

During the intervening months since November 2006, additional, potentially significant impacts have been identified. These impacts either have not been included in the EIR, or they have been inadequately addressed. They include:

- Parking impacts to Hidden Knoll
- Geological and Soil impacts to Hidden Knoll

As you know, the purpose of an EIR is to inform policy makers and the public about any potentially significant environmental impacts a project may cause during construction or at build out. The California Environmental Quality Act Guidelines define three criteria for an acceptable EIR: *adequacy, completeness, and a good faith effort at full disclosure.*

Based on these criteria, we believe the document falls short in identifying all the potentially significant impacts this project will have upon the Hidden Knoll community. I will now summarize the four EIR topics which may be considered incomplete or inadequate.

Traffic Impacts (Transportation and Circulation)

One of the issues we identified in 2006 was the potential traffic impact on Deputy Jake Drive. Clearly, the EIR offers comprehensive analysis of current and projected traffic conditions on the college campus. It also includes adequate before-and-after analysis of traffic patterns on the roadways surrounding the project site. However, three key metrics for measuring traffic impacts on Deputy Jake are missing. The following figures exclude traffic data for Deputy Jake:

1. Figure 5.10-2: Existing Average Daily Traffic
2. Figure 5.10-6: Average Daily Traffic Volumes During the Interim Year Without Project
3. Figure 5.10-11: Average Daily Traffic Volumes During Interim Year With Project

You will notice that the map displayed on Figure 5.10-2 indicates existing ATD Volumes for all the streets around the project site, except one: Deputy Jake Drive. Furthermore, Figures 5.10-6 and 5.10-11 show the comparative forecasts for ADT volumes in the Interim Year, with and without the project build out. Again, values are provided for all the streets around the project site except Deputy Jake.

The City's first Significant Threshold criterion states that a significant impact would occur if the project causes "an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system". How can the Planning Commission determine if there will be a significant traffic impact on Deputy Jake if the data have not been provided? By excluding this analysis, the EIR cannot be considered complete.

Visual Resource Impacts

Another issue we raised in 2006 was the impact the project would have on our views. Numerous homes located on Deputy Jake and Matthew Place have beautiful views of the undeveloped ridge and hillside just west of Hidden Knoll. Again, we discovered our concerns were not addressed in the EIR.

This photograph shows you what our view is like today. This is what you would see if you stood at the end of Deputy Jake Drive facing West. Notice the natural ridge visible between the two houses on either side of the street. The Master's College Master Plan aims to remove this ridge and build 54 townhomes in its place.

The Visual Resources section of the EIR describes the methodology used for evaluating visual impacts. Based on this methodology, one would expect that the viewshed for the Deputy Jake/Hidden Knoll area would be included in the view analysis, since the project site would be clearly visible from there, and the natural ridge and hillside represent "prominent visual features".

In fact, the Deputy Jake/Hidden Knoll viewshed was not included in the Visual Resources section of the EIR.

Figure 5.1-1 shows the viewing locations selected for evaluating the project's visual impacts. Instead of selecting the viewing location at the end of Deputy Jake, where a significant impact would occur, the EIR selects a questionable viewing location marked Number 3 on the map.

The EIR lists three criteria which were used to select these viewing locations:

1. Close proximity to the site
2. The presence of a large viewing audience
3. Visibility of the site's prominent visual characteristics

You will notice that Deputy Jake is much closer to the development site than Location 3. Several residences exist on Deputy Jake; people from Hidden Knoll regularly walk and drive along this portion of the street. In contrast, Location 3 sits atop a hill where there are no buildings, no roads and no viewing audience. At minimum, the Visual Impact analysis should have included BOTH the Deputy Jake location AND Location 3.

Because it does not include adequate analysis of the Deputy Jake viewshed, this section of the EIR should be considered inadequate.

Parking Impacts (Transportation and Circulation)

Recently, impacts related to parking have been identified. Residents from both Valencia Vista and Hidden Knoll spoke about this issue at the public hearing on July 1, 2008. Valencia Vista is the residential community located on Dockweiler Drive. This concern focuses on the parking impact which will be created once traffic volumes necessitate the restriping of Dockweiler drive.

In today's Staff Report, this issue has been partially addressed in that it states there will be no need to restripe Dockweiler unless traffic volumes warrant doing so. However, on Page 3 (1.0-3) in the EIR executive summary, it clearly states that "traffic volumes expected on Dockweiler Drive would range from 25,000 to 35,000" Average Daily Trips, volumes consistent with the 4-lane Secondary Highway designation. If this project is approved, it will simply be a matter of time before traffic volumes necessitate restriping Dockweiler.

The staff report also includes limited information about the internal parking conditions within Valencia Vista as well as the Terrace Apartments located on Valle Del Oro. To summarize, the report suggests that, according to the LA County Zoning Codes, both developments should have surplus parking spaces in excess of parking demand. The problem is this: neither the EIR, nor the Appendices nor the Staff Report includes an analysis of the ACTUAL existing parking conditions within Valencia Vista and The Terrace.

Consider the extensive parking analysis for the College Campus in Appendix 5.10C. The college parking analysis goes into great detail about ACTUAL existing demands for student and staff parking. In fact, it contains a survey conducted over multiple days which determined the real-world demand for campus parking.

We believe the EIR should include a similar, official analysis of actual parking demands in our area, in order to determine the feasibility of designating Dockweiler as a 4-lane highway.

As it is now, hundreds of cars line Dockweiler and Valle Del Oro on any given evening, simply because parking demand exceeds parking availability. We reiterate tonight that this project will eventually result in the elimination of parking on Dockweiler and cause a significant parking impact to Hidden Knoll. Furthermore, it is not unreasonable to expect a similar parking shortage will occur at the proposed 54 condominiums, despite the fact that the plan meets City Zoning Codes. We suggest that demand will again exceed parking availability, and that cars owned by condo residents will be parked on Deputy Jake, Matthew Place and Kirsch Court.

Because the EIR does not include a comprehensive analysis of actual existing parking conditions in Valencia Vista, The Terrace and Hidden Knoll, the Transportation and Circulation section of the EIR should be considered incomplete.

Geology and Soil Impacts

Recently, serious concerns have been identified regarding a potentially significant impact to geological and soil conditions at Hidden Knoll.

When the Hidden Knoll development was in its planning phase, a landscaping plan was approved which turned out to be ineffective at preserving the integrity of many slopes in and around the Hidden Knoll project site. The wrong types of plants and ground covers were selected. The number and placement of these plants were too few and far between. The soil is sandy. Some of the slopes were graded too steeply. Consequently, the rainy seasons we experienced during the last several years have caused serious problems to our slopes.

One slope in particular is pertinent to the Master's College Plan. This slope is located north of the homes on Deputy Jake Drive, west of the two existing water towers. The extended portion of Dockweiler is slated to be built upon the top portion of this slope.

In 2004 and 2005, we experienced two very wet rainy seasons. A large amount of soil washed down and filled up the cement V-ditches at the base of the slope. Time and again our landscapers were called out to clear the ditches. The rainstorms produced deep crevices where large amounts of soil had eroded away, and over time, the netting holding the hillside in place began to disintegrate.

Finally, in 2006, our HOA commissioned a geotechnical report from American Geotechnical, Inc. to provide an expert assessment of our slopes. To summarize, the report documented numerous instances of slope erosion, surface failures and other geotechnical problems. The report recommended applying various repair techniques which our HOA could not afford. We presented the geotechnical report to DR Horton and asked for help, but they refused to get involved. And so these problems still exist today, and it is uncertain as to what long-term remedies are available to us.

In regards to the Master's College Master Plan, we are not convinced that our slope can support a 4-lane highway built on top of it. We acknowledge and appreciate the proposed storm drain planned for the south side of the Dockweiler extension, but we are unsure the slope below is stable enough to support a major thoroughfare. The EIR is silent on the matter of this particular slope, so we have no way to know for sure.

This issue has the potential to create serious geotechnical and soil impacts to Hidden Knoll. Therefore, a detailed analysis of this issue is warranted. As this problem was not addressed in the EIR, the section pertaining to Geology and Soil should be considered incomplete.

Tonight I will submit a copy of the geotechnical report to assist you with your analysis.

In conclusion, several sections of the EIR do not adequately address potentially significant environmental impacts pertaining to Hidden Knoll. We therefore urge the Planning Commission to withhold approval of the EIR until these impacts have been addressed adequately and completely.

We thank you for your consideration.

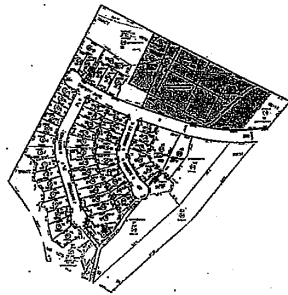
##

HIDDEN KNOLL HOA DEIR Presentation

**July 29, 2008
Michael Kosmal**

1

Hidden Knoll...



- **53 Single-Family Homes**
- **Deputy Jake Dr, Matthew Pl, Kirsch Ct**
- **SE of Project Site**
- **NOP in November 2006**
- **Scoping Meeting Nov. 30 2006**

2

1

Hidden Knoll Impact Concerns

2006

- Noise
- Dust/Air Quality
- Traffic
- Views

2008

- Parking
- Geological/Soil (Slopes)

3

EIR Criteria

- Adequacy
- Completeness
- Full Disclosure

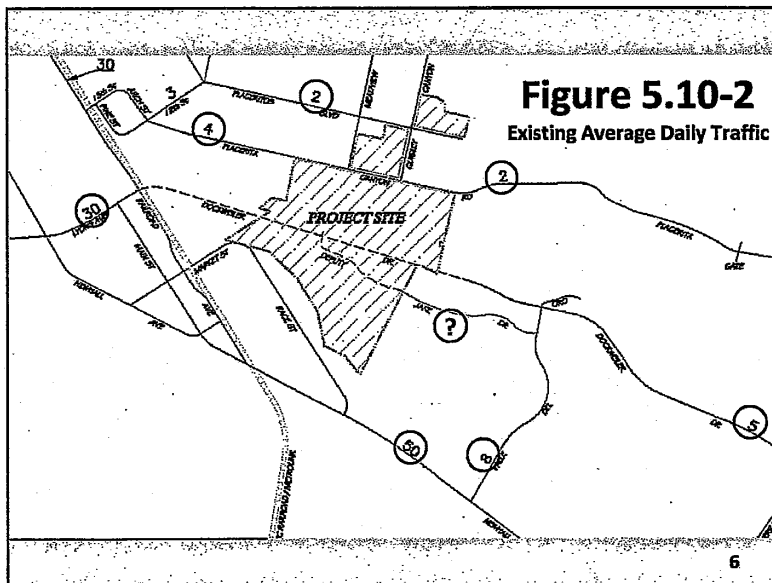
4

IMPACT: Traffic

Where's the ADT Data for Deputy Jake?

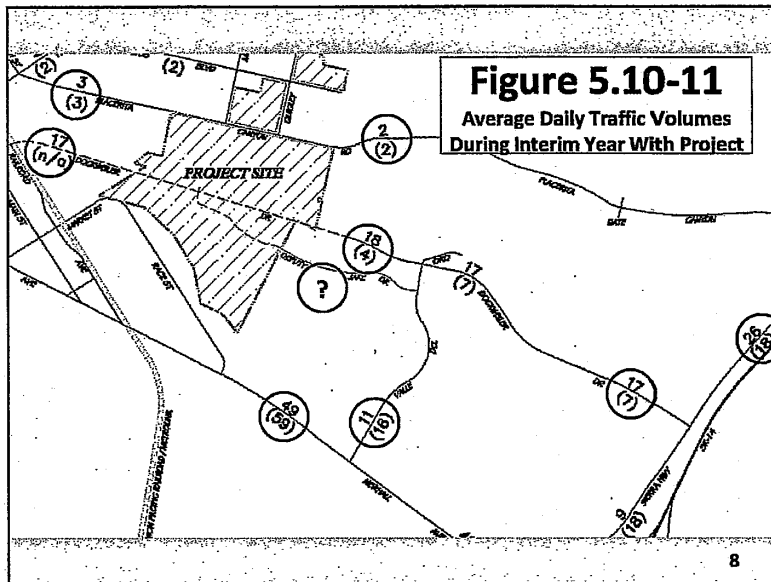
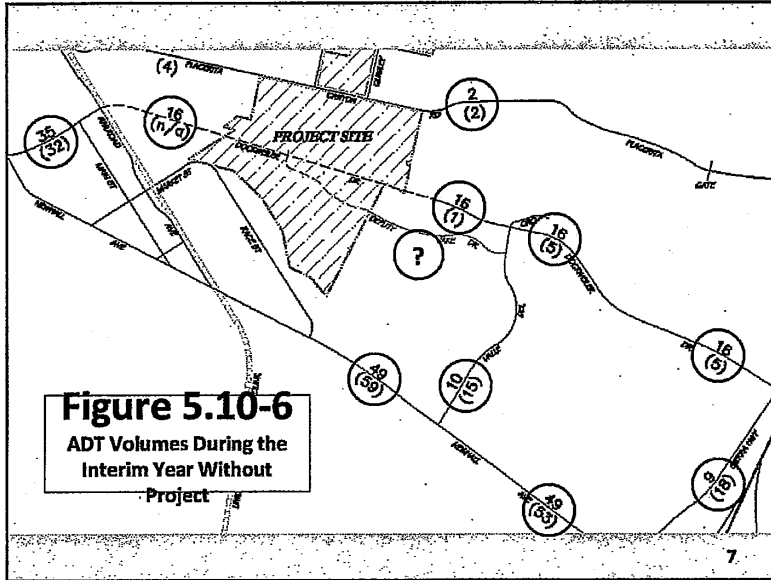
- Figure 5.10-2: Existing Average Daily Traffic
- Figure 5.10-6: Average Daily Traffic Volumes During the Interim Year Without Project
- Figure 5.10-11: Average Daily Traffic Volumes During Interim Year With Project

5



6

3



SCV Significance Threshold

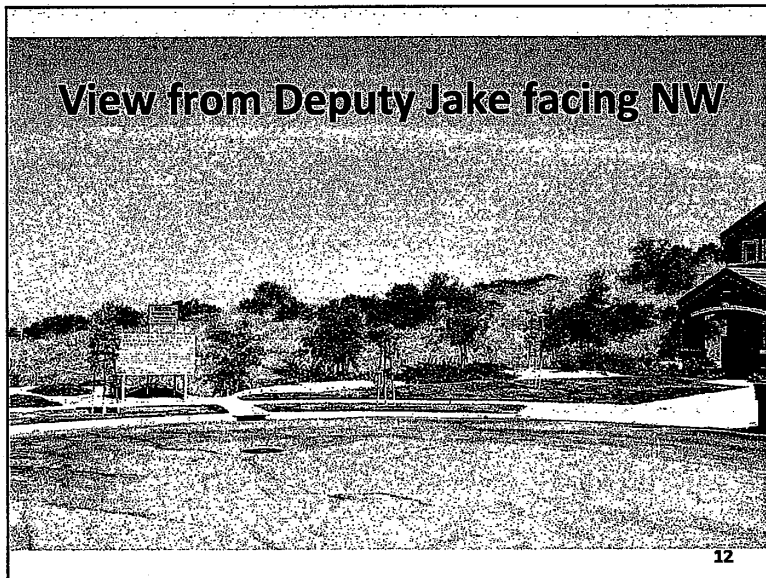
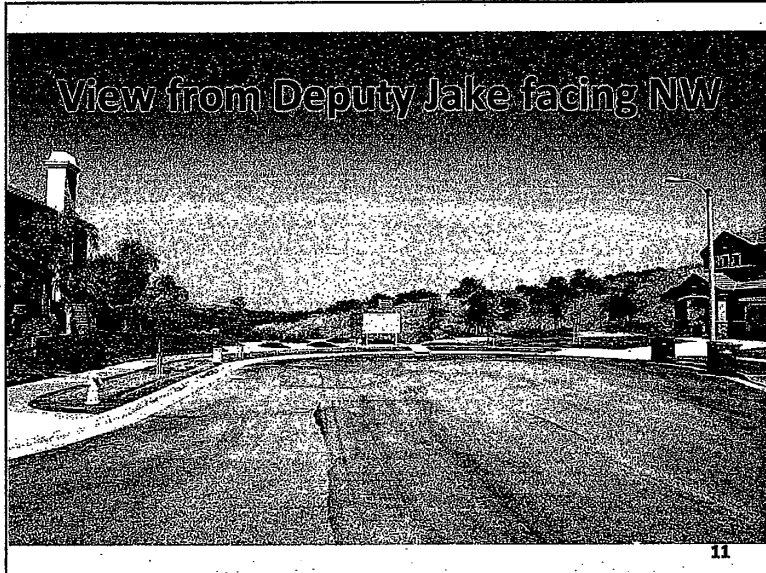
- **“...increase in traffic which is substantial in relation to the existing traffic load...”**
- **Impact on Deputy Jake: UNKNOWN**

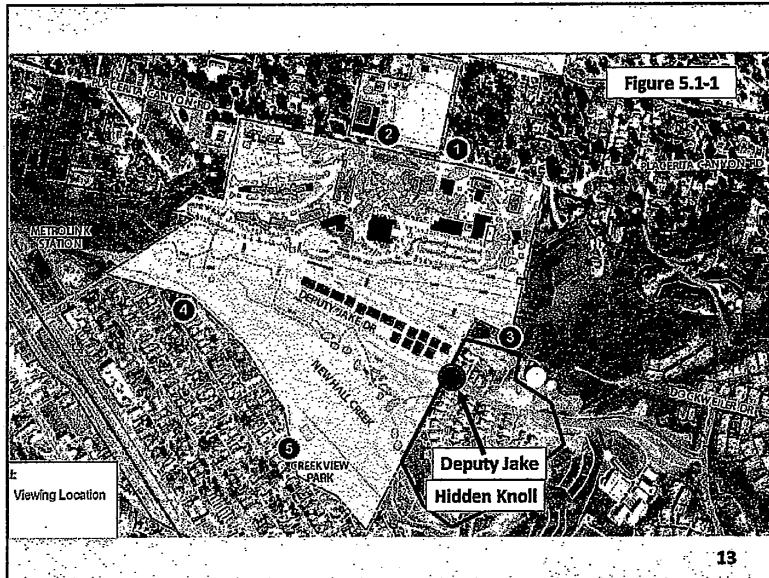
9

IMPACT: Visual Resources

- **Views from Deputy Jake and Matthew Place**
- **Issue raised in 2006**

10



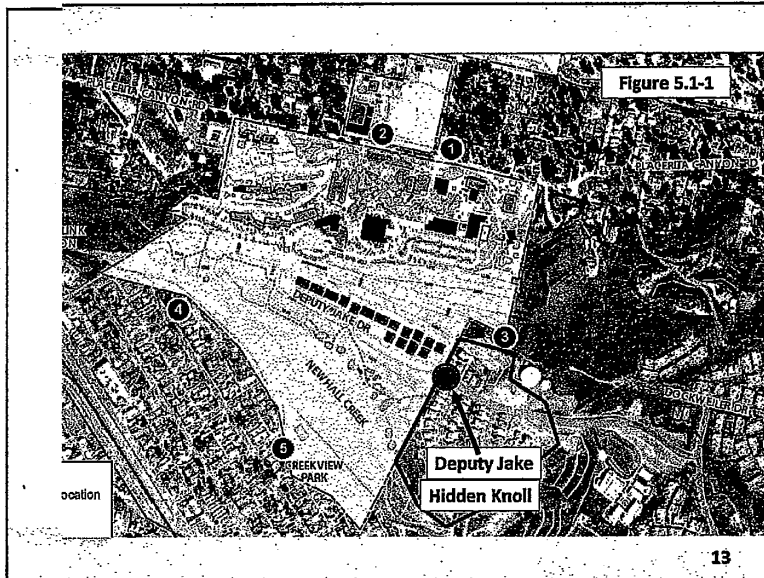


IMPACT: Parking

- EIR: "...traffic volumes expected on Dockweiler Drive would range from 25,000 to 35,000 ADTs..."
- Dockweiler will be restriped

14

The image is a text box with a stippled background. It contains a section header 'IMPACT: Parking' and two bullet points. The first bullet point quotes the EIR regarding traffic volumes on Dockweiler Drive. The second bullet point states that Dockweiler will be restriped. The number '14' is in the bottom right corner.



IMPACT: Parking

- EIR: "...traffic volumes expected on Dockweiler Drive would range from 25,000 to 35,000 ADTs..."
- Dockweiler will be restriped

14

IMPACT: Parking, cont.

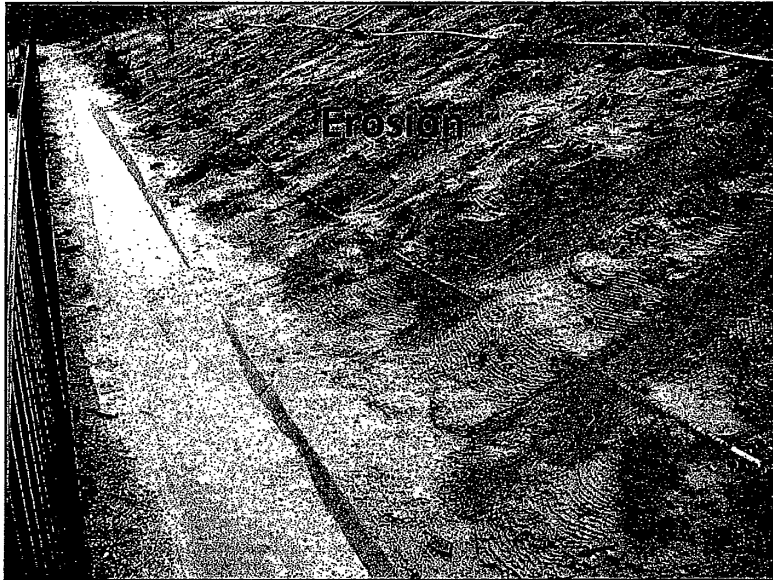
- **Impact of restriping Dockweiler:
UNKNOWN**
- **Comprehensive Parking Survey Is
Needed**

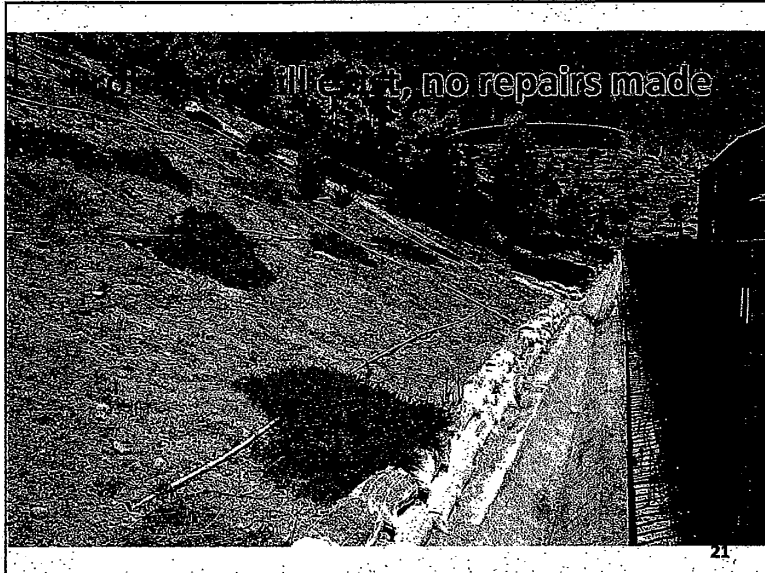
17

IMPACT: Geology & Soils

- **Hidden Knoll slopes planned
improperly**
- **Erosion, crevices, sandy soil,
inadequate vegetation, etc.**
- **Problems with Slope below proposed
Dockweiler extension**

18





IMPACT: Geology & Soils, cont.

- **Geotechnical Report, 2006**
- **Problems confirmed**
- **No repairs made**
- **Stability of Slope: UNKNOWN**

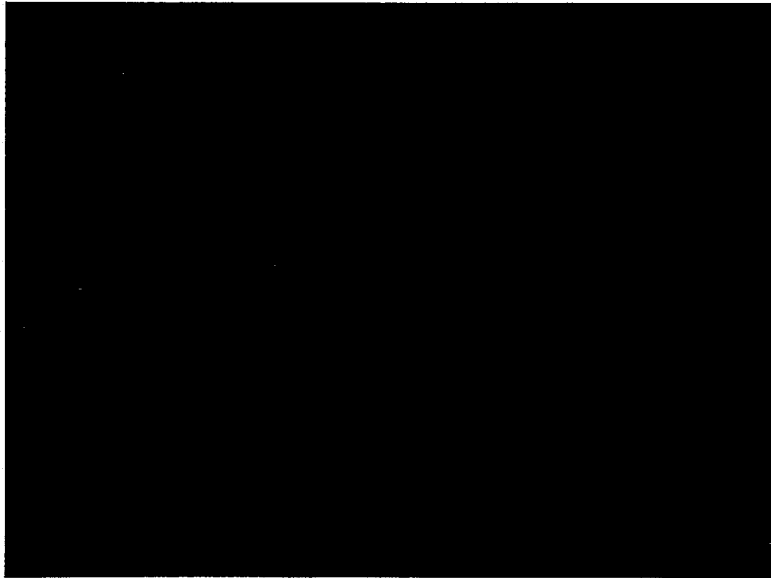
22

DEIR Incomplete

Lacks analysis of Hidden Knoll Impacts:

- TRAFFIC Impacts ☒
- VISUAL RESOURCE Impacts ☒
- PARKING Impacts ☒
- GEOLOGICAL/SLOPE Impacts ☒

23



12

HIDDEN KNOLL HOA
June 20, 2006
Geological Report

Dated: February 17, 2006
By: American Geotechnical, Inc.

From: Lordon Management Co.

16

LORDON MANAGEMENT CO.

DIVISION OF LORDON ENTERPRISES, INC.



RESIDENTIAL AND COMMERCIAL MANAGEMENT

May 12, 2006

D.R. Horton
4100 Guardian Street, Ste 100
Simi Valley, Ca. 93063

RE: Hidden Knoll HOA- Common Slope Erosion

Dear Karen Simondet:

Enclosed you will find a copy of the American Geotechnical report on the common area slopes for the above-referenced association regarding erosion and surficial failures. We ask that you please review the report and provide a written response to the Hidden Knoll HOA Board of Directors with your written comments within 10 days of the date of this letter. The Board of Directors expects that DR Horton take the appropriate actions necessary to in order to remedy the problems as noted in the report.

The Board, feels as the developer of this community, D.R. Horton should be held accountable for the failures and anticipates that D.R. Horton will assume sole responsible for all costs, pertaining to the true fix and repairs to the common area slopes. Furthermore, the Board of Directors is extremely concerned that, with the inclement weather, there will be further erosion to the slopes.

If you should have any questions please contact me at 818-707-0200 ext. 2006 Monday through Friday 8:30 a.m. to 12:30 p.m.

Respectfully,

Frances Marquez
Community Manager For
Hidden Knoll HOA

Enclosure: Geotechnical Report

Cc: HOA file
Board of Directors

1275 CENTER COURT DRIVE
COVINA, CA 91724 • (626) 967-7921

17772 E. 17TH ST., STE. 204
TUSTIN, CA 92780 • (714) 505-1444

31416 AGOURA RD., STE. 105
WESTLAKE VILLAGE, CA 91361 • (818) 707-0200



RGB
RAPKIN GITLIN
& BEAUMONT

AN ASSOCIATION OF ATTORNEYS INCLUDING A PROFESSIONAL CORPORATION

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VALENCIA, CA 91355
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FACSIMILE (818) 884-1087

21650 OXNARD STREET, SUITE 1620
WOODLAND HILLS, CA 91367
TELEPHONE (818) 884-9998
FACSIMILE (818) 884-1087
LAWOFFICE@RGBLAWYERS.COM
WWW.RGBLAWYERS.COM

1299 OCEAN AVE., STE. 900
SANTA MONICA, CA 90401
TELEPHONE (310) 656-7880
FACSIMILE (310) 656-7883

REPLY TO
Woodland Hills

June 5, 2006

File No.: 3609

VIA FACSIMILE ((818-707-0200) & U.S. FIRST CLASS MAIL

Board of Directors
HIDDEN KNOLLS HOMEOWNERS ASSN.
c/o Lordon Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Attn: Rita Cornelius

RE: HIDDEN KNOLLS HOMEOWNERS ASSOCIATION

Dear Board of Directors:

The purpose of this letter is to discuss the issues the Association is experiencing with various common area slopes.

I am in receipt of a collection of documents forwarded to me, including an American Geotechnical Report dated February 17, 2006, and various maps. It appears that the Association is experiencing failures within several common area slopes.

Before I begin any work on this matter I would like to confirm that you would like me to review the documents provided to me and to provide you with the Association's legal options. To that end, I would analyze the Association's governing documents, including its recorded Covenants, Conditions and Restrictions ("CC&Rs"), as well as the American Geotechnical report and various maps. I would further provide you with a list of the Association's legal options including a list identifying any further work needed to fully evaluate this matter and/or an evaluation of the Association's case, if any.

Please review this letter and contact me to discuss this matter further.

Very truly yours,

RAPKIN GITLIN & BEAUMONT

JEFF A. BEAUMONT, Esq.

JAB:cb

F:\WP\IE - Hidden Knolls HOA - #3609\2006 Correspondence\L-Board 060605- re evaluation proposal for slope failure wpd

American Geotechnical, Inc.

Protecting Your Future

February 17, 2006

File No. 5085.01

Hidden Knoll Homeowners Association
c/o Lordon Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Attention: Ms. Jamie McGinnis

Subject: **LIMITED REVIEW**
Hidden Knoll Homeowner's Association
Santa Clarita, California

DUPLICATE

Dear Ms. McGinnis:

At your request, American Geotechnical performed a limited visual review of the common area slopes maintained by the homeowner's association. The purpose of this review was to document the site conditions with regard to the reported slope erosion and surficial failures as well as other geotechnically-related problems. The scope of our work included observation and photo documentation of the site conditions, and preparation of this report. Subsurface investigation and laboratory testing were outside the scope of this investigation. Photographs along with the associated descriptive field notes taken at the time of our review are included at the back of this report for reference.

Our review of the site was performed on January 25, 2006. Mr. Robert Mooney from SLM Services, Inc. who provides landscape maintenance services for the association, was present during our review. Our findings are summarized below.

SLOPE BEHIND LOTS 50 & 51

The common area slope behind Lots 50 and 51 is approximately 50 feet high and ascends northerly at an approximate slope ratio of 2:1 (horizontal to vertical). Our review indicated surficial erosional features throughout the slope face. The depth of the erosional gullies formed on the slope face is up to one foot deep. Our examination indicated that the surface soil in the slope area generally consists of silty sand to sandy materials. Our review also indicated that most of the slope surface has a bare soil condition without any vegetation. The existing jute netting on the slope face was found to be torn apart at several locations.

It is evident that the existing surficial erosion on the slope occurred as the result of surface water runoff from previous rains. In our opinion, the contributing factors for the slope erosion are the lack of vegetation on the slope and the generally sandy nature of the site soil. The existing jute netting has been damaged at several areas and is not adequate to prevent erosion. It is our recommendation that the existing erosional gullies be infilled with native soil followed with proper compaction. Prior to infilling, the existing loose surficial soil is to be removed and recompacted. Following this, an erosion control grid should be placed on the slope surface and the slope area should be planted with adequate vegetation. We suggest a synthetic erosion control grid (e.g., Contech Turf Reinforcement Mat) for long-term performance. The grid should be adequately pinned to the slope surface by utilizing galvanized anchor pins spaced not more than a four-foot spacing in two directions.

22725 Old Canal Road, Yorba Linda, CA 92887 • (714) 685-3900 • FAX (714) 685-3909
5600 Spring Mountain Road, Suite 201, Las Vegas, NV 89146 • (702) 562-5046 • FAX (702) 562-2457
5764 Pacific Center Blvd., Suite 112, San Diego, CA 92121 • (858) 450-4040 • FAX (858) 457-0814
712 Fifth Street, Suite #B, Davis, CA 95616 • (530) 758-2088 • FAX (530) 758-3288

BEHIND LOT 6

Within a relatively level area behind Lot 6, an approximately 5 foot deep and 30 to 36 inches in diameter hole was observed on the ground. This open hole appears to be from previous soil borings performed by others. We recommend that this hole be properly backfilled with the native soil.

TOP OF THE SLOPE AREA BEHIND LOTS 7-15

The top of the slope area behind the property line fences for Lots 7 through 15 was reviewed. At some locations, the dirt along the top of the slope appears to be locally settled and tilting slightly toward the slope. These factors appear to be from slope creep and localized settlement. Behind Lots 8 and 9, relatively loose soil conditions were noted along the top of the slope. The loose soil in this area appears to be the excesses material improperly disposed of by others on the slope area. An approximately 3/16-inch wide ground crack was also noted behind the fence for Lot 8. This cracking appears to occur within the loose soil.

In our opinion, the above discussed features are minor in nature and do not have any significant impact on the site improvements. We recommend at this time that the top of the slope area be monitored for any future problems. If desired, all the existing loose soil near the top of the slope area may be removed to the contact with the original ground and be properly disposed of. Continued minor settlement and erosion of the loose material is likely if this loose material is not removed.

SLOPE AREA BEHIND LOTS 16 & 38

Our review indicated three separate surficial slope failures behind Lots 16 and 38. Two of these failures are located on the southeasterly descending slope located behind Lot 16. These failures are about 2 to 3 feet deep located just below the top of the slope and within the upper 15 to 20 feet of the slope area.

The third failure is located just below the middle terrace drain on the southeasterly descending slope near Lot 38. The affected area covers about a 15-foot high and 30-foot wide slope area. The depth of the failure appears to be about 2 to 3 feet. The failure mass was found to have slid down into an existing terrace drain below. We recommend that the debris collected within this terrace drain be cleaned for proper water flow in the terrace drain.

All of the above-mentioned slope failures are located offsite and away from any residential properties. These failures have occurred within the top surface materials and could be classified as surficial slump. Surficial slumps occur when the slopes have been exposed to prolonged heavy rainfall and/or other moisture introduction which serves to saturate the slope and initiate seepage. The strength of the soil is greatly reduced in response to the saturation and seepage. Based on our site review, the surface soil within the development consists of sandy material that is prone to surficial instability.

Specific recommendations for the slope repair are outside the scope of the current consulting. A geotechnical investigation to evaluate the surficial stability of the slopes is necessary prior to providing detailed recommendations for remedial slope repairs. However, repair options available to treat the surficial slope failures at the site are discussed below for general information.

OPTION 1 Geogird

One option is to repair the failure area by conventional grading techniques and using geogrid to enhance surficial stability. Geogrid is a polymer grid material, which has very high tensile strength. Its grid allows it to be embedded within the compacted fill and gripped by the soil, thereby transferring its strength to the soil. When geogrid is utilized in a slope repair, the engineering concept is to physically tie the weakened soil zone at the face of the slope to the material, which is more competent at depth. The attached Plate 1 illustrates a typical geogrid repair. This detail can be modified as needed to accommodate the actual slope conditions and the improvements at the top-of-slope.

OPTION 2 Soil-Cement Method

As an alternative to geogrid, the slope could be reconstructed using a soil-cement mixture as fill material. A soil-cement repair is simply a compacted fill placed with a small fraction of cement blended in to provide for strength that the soil inherently lacks. A disadvantage of the soil-cement system is the difficulty associated with uniformly blending cement into the soil. For machine operation blending, generally about 4 percent of the cement is adequate to reinforce the soil. When it is attempted to spread and blend material in each compacted fill layer utilizing rotor tillers or similar, generally we recommend the cement fraction be increased to about 6 percent to account for the more difficult blending process and the more typically non-uniformed result. Plate 2 illustrates a common soil-cement slope repair.

Of the two options discussed above, the geogrid repair method is the better option. At this time, the existing failures are not affecting any critical improvements. However, if no repairs are performed, the failure area may enlarge in the future and cause additional failures.

TOP OF THE SLOPE AREA SOUTH OF LOT 39

Sloughing of soil and minor ground cracking was noted within the top of the slope that descends northerly from Lot 39. In addition, wet soil conditions were also observed near the existing wrought-iron fence. It is evident that this wetness is due to the excessive landscape irrigation in the backyard of the home. We recommend that the homeowner be notified to reduce the landscape irrigation and improve the drainage within the backyard to prevent flooding/water seepage at the top of the slope area. We also recommend at this time that the slope area be monitored for any future signs of instability or problems.

SLOPE AREA EAST OF LOT 40

Our review indicated water seepage on the face of the slope that descends easterly from Lot 40. This seepage was noted at about 10 feet below the existing property line wrought-iron fence. Near this location, continuing water flow exists from one of the subdrain pipes that daylight within a terrace drain. The source of the observed water seepage as well as the water flow from the subdrain pipe appears to be from possible excessive landscape irrigation of the upslope property. We suggest that the landscape irrigation of the upslope property be reduced to the minimum needed for plans/lawn areas. In addition, the possibility of any leaks in buried pipes should also be investigated and corrected, if necessary. If the water seepage problem persists, we recommend a geotechnical investigation of the site. This investigation should include test pit excavation at the location of the seepage.

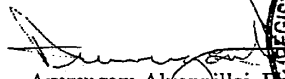
CLOSURE

The conclusions and repair concepts presented herein are based upon a limited review of the site, review of available information, our experience and judgment. Subsurface investigation testing is outside the scope of this investigation. This report has been prepared to advise the concerned parties regarding the existing geotechnical conditions of the slope areas. No warranty of future site performance is expressed, implied, or otherwise intended.

The opportunity to work with you on this project has been greatly appreciated. Should you have any questions regarding the contents of this report, please do not hesitate to call.

Respectfully submitted,

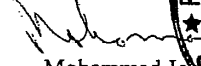
AMERICAN GEOTECHNICAL



Arumugam Alvappillai, P.E.
Senior Engineer
G.E. 2504



Reviewed by



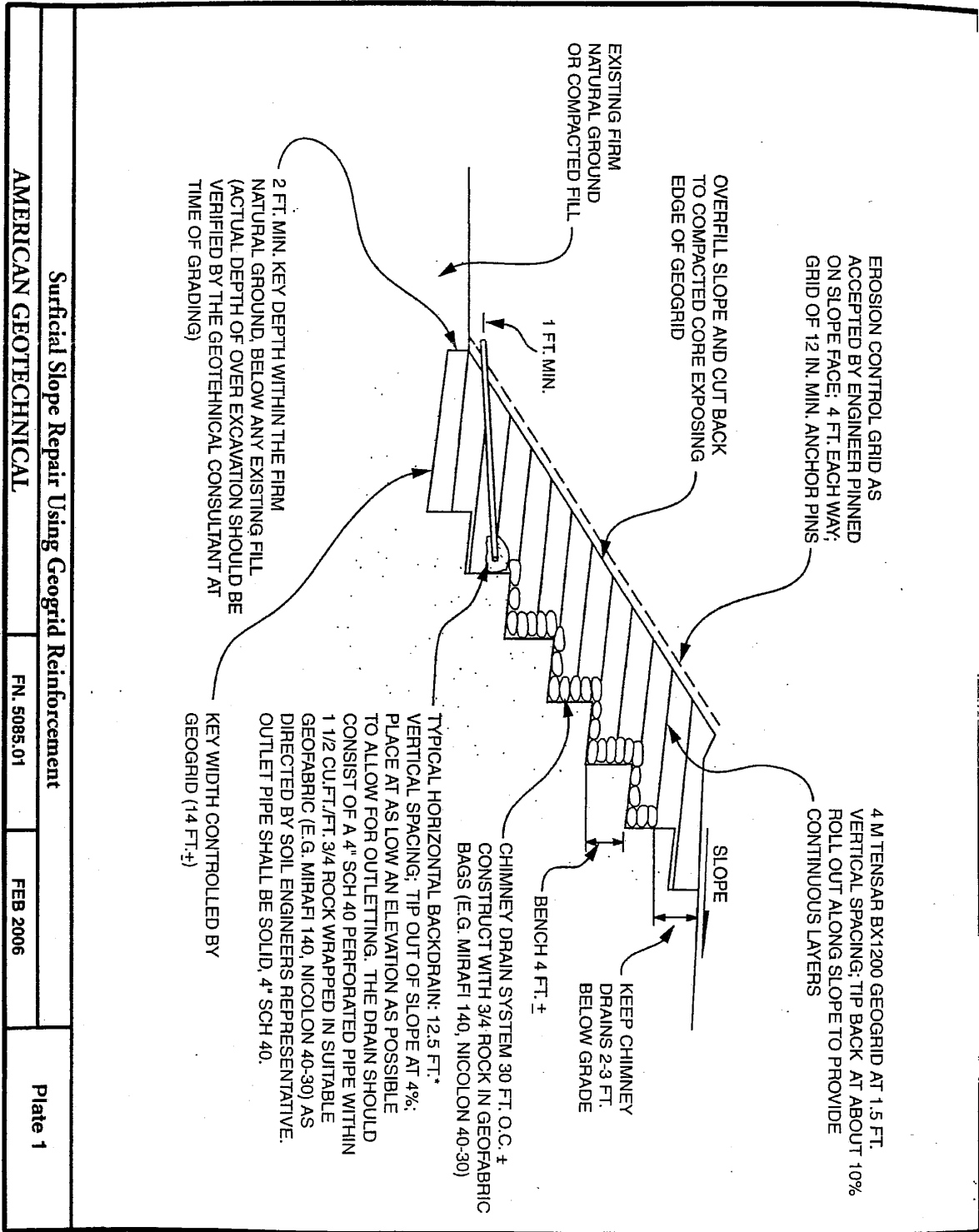
Mohammad Jooljaze
Principal Engineer
G.E. 2199



Enclosures: Plate 1 – Surficial Slope Repair Using Geogrid Reinforcement
Plate 2 – Surficial Slope Reconstruction Using Soil – Cement
Site Photographs

Distribution: 2 – Addressee (Fax & Mail - Fax No. 818-707-4530)

AA/MJ: njb
wpdata/orange/la/5085.01.aa.mj.njb

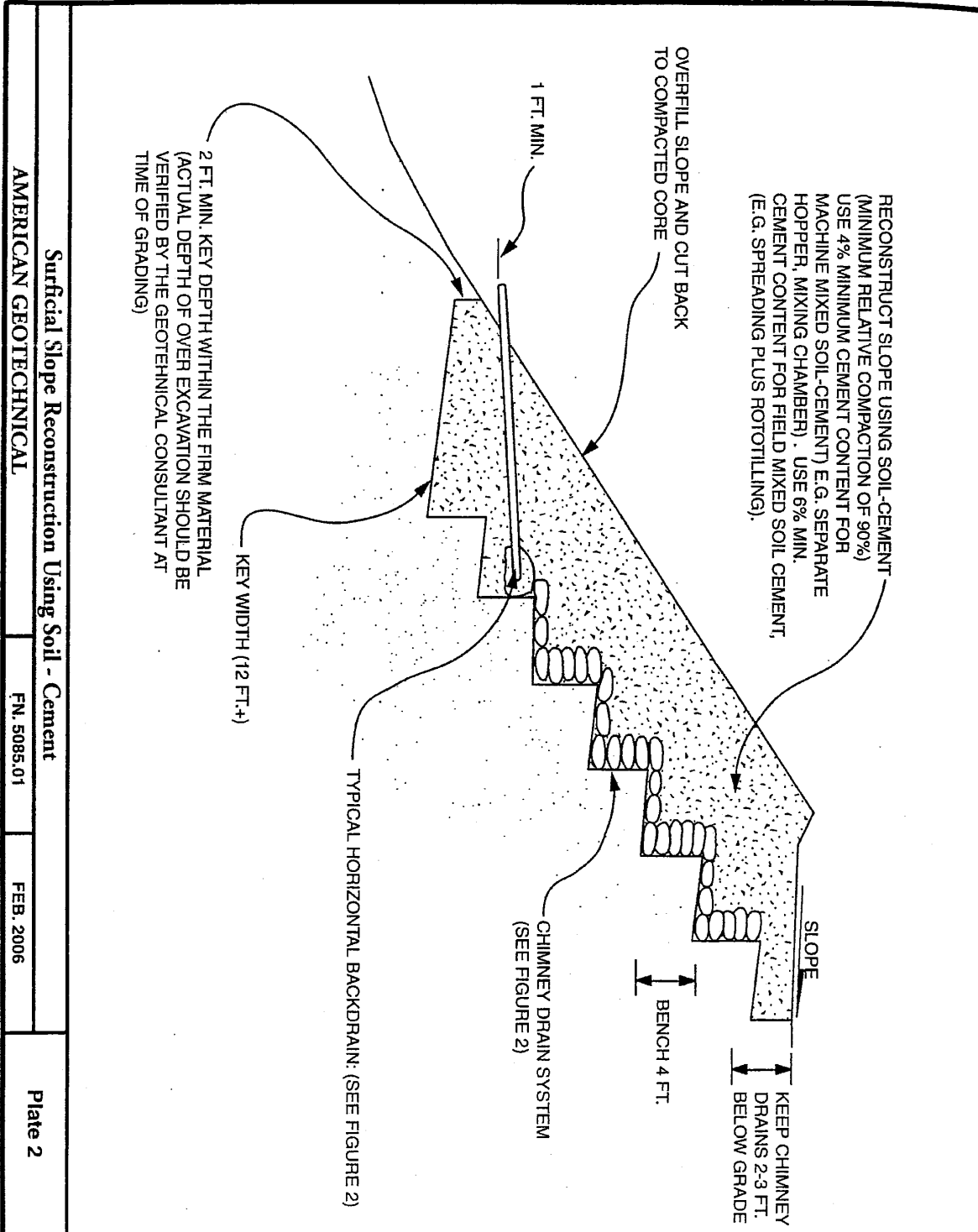


Surficial Slope Repair Using Geogrid Reinforcement
AMERICAN GEOTECHNICAL

FN. 5085.01

FEB 2006

Plate 1

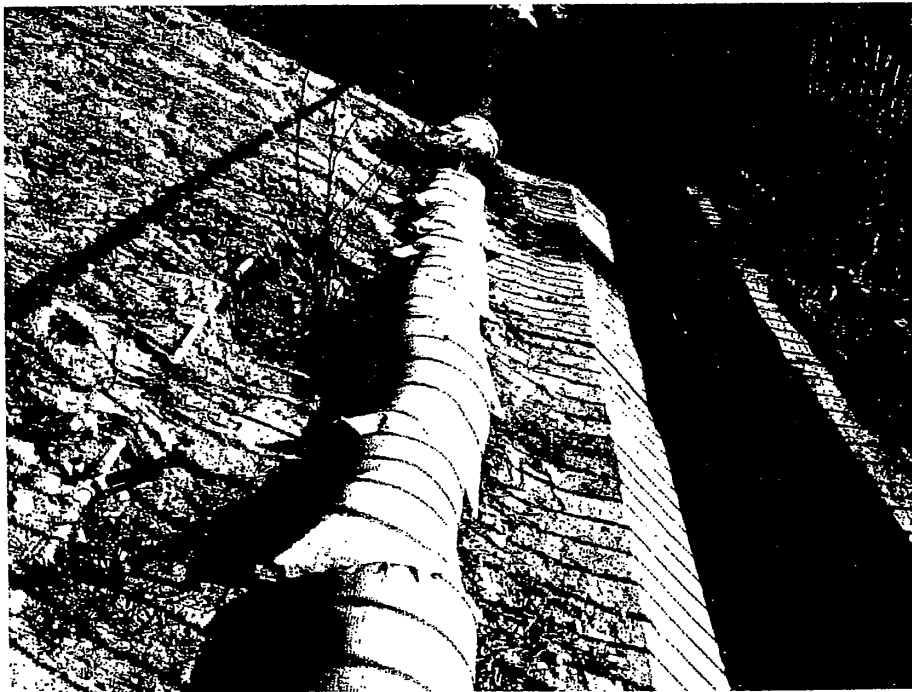




Project: 05085-01
Roll: 1 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

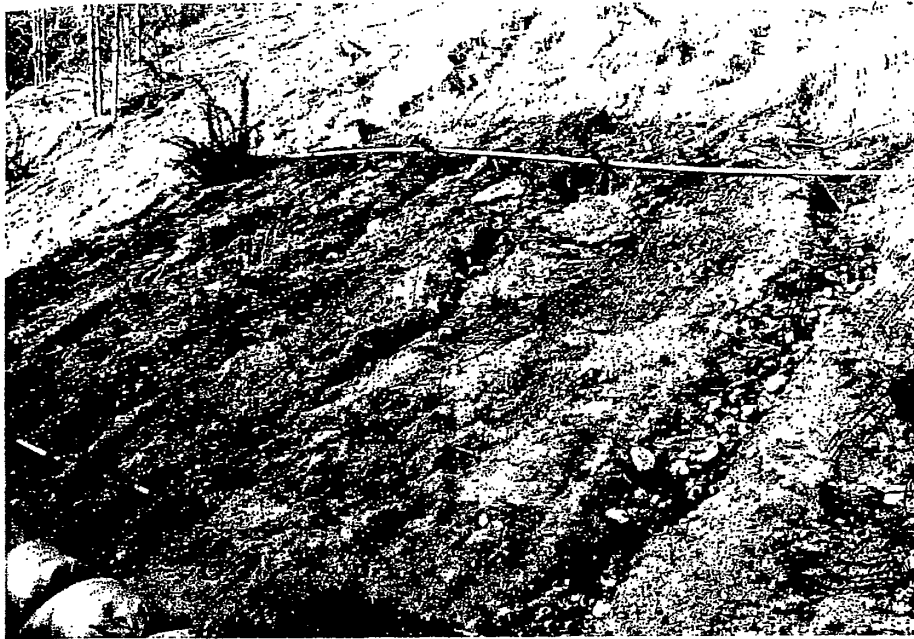


Roll: 1 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 1

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 2

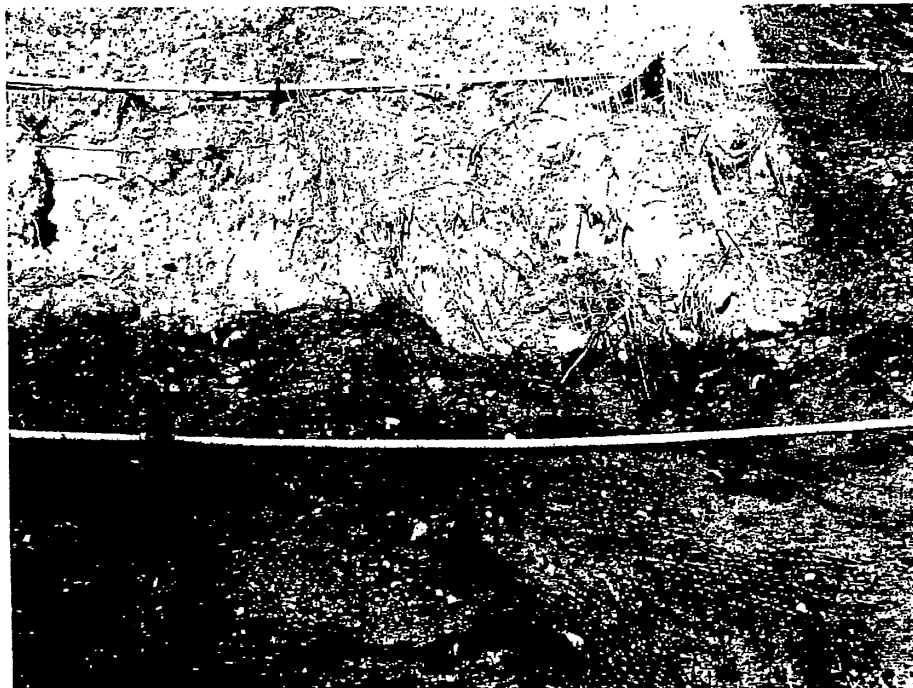
Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 3

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 7
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 8
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 4

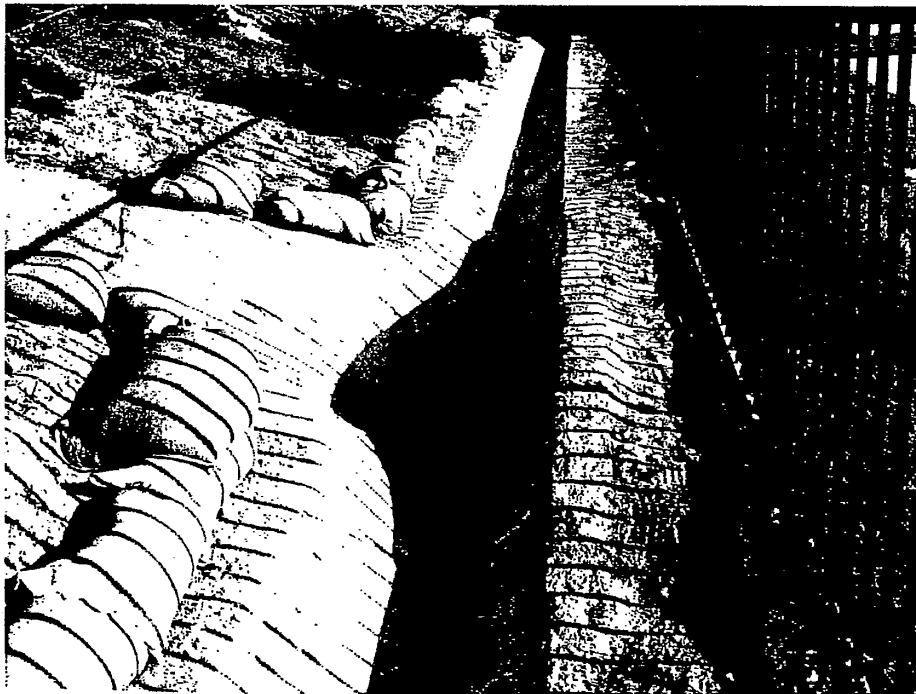
Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 9
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 10
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 5

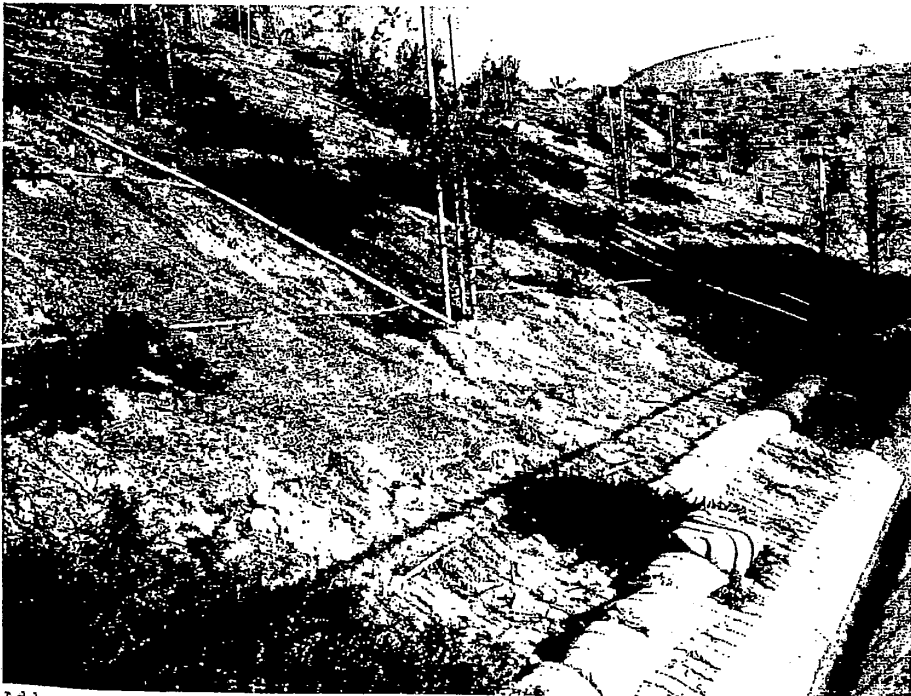
Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 11
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 12
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 6

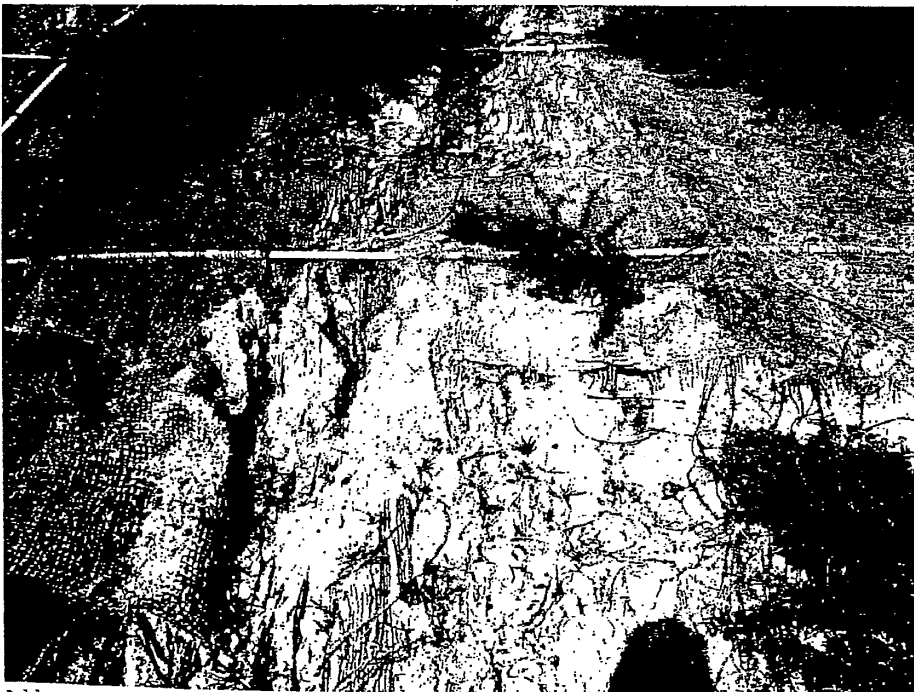
Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Project: 05085-01
Roll: 1 Frame: 13
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 14
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

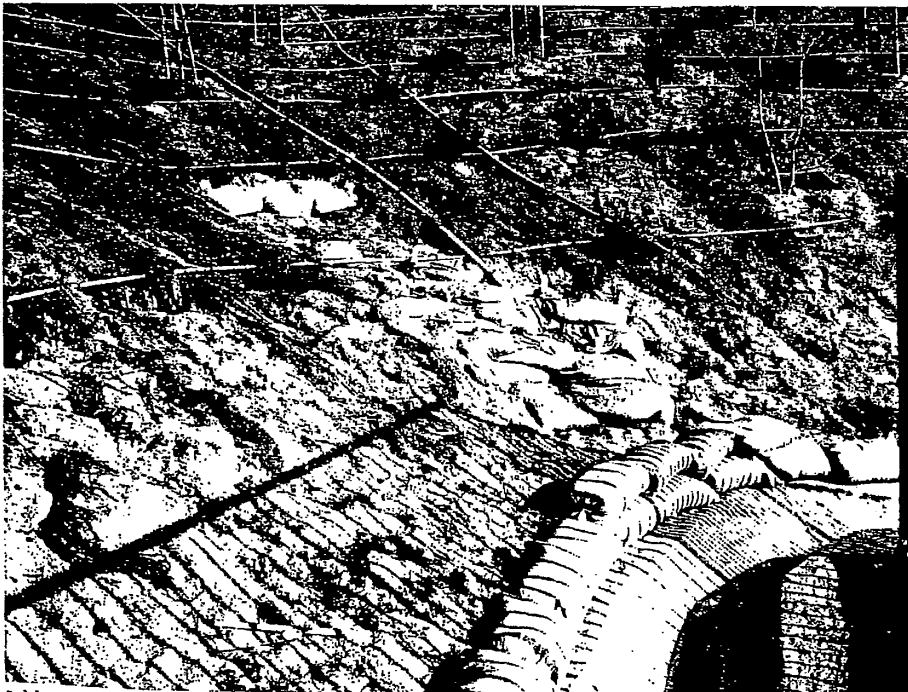
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Page 7



Project: 05085-01
Roll: 1 Frame: 15
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 16
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

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Page 8



Project: 05085-01
Roll: 1 Frame: 17
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).



Roll: 1 Frame: 18
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Deputy Jake Drive, Lots 50 & 51
Exterior, overview, ascending 2:1 slope (note surface erosion at several locations; limited to a foot in depth, total slope height is about 50 feet).

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Page 9



Project: 05085-01
Roll: 2 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

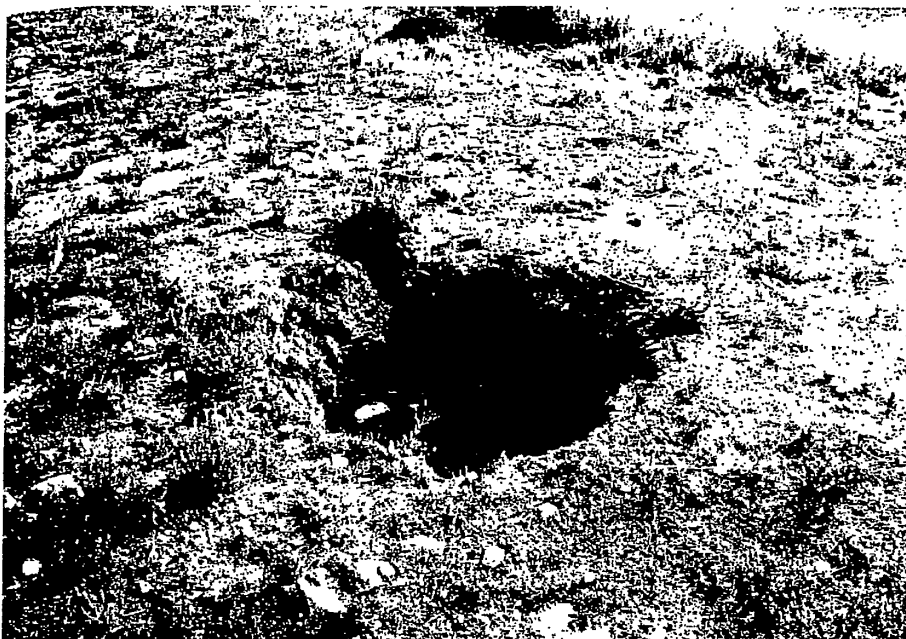


Roll: 2 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

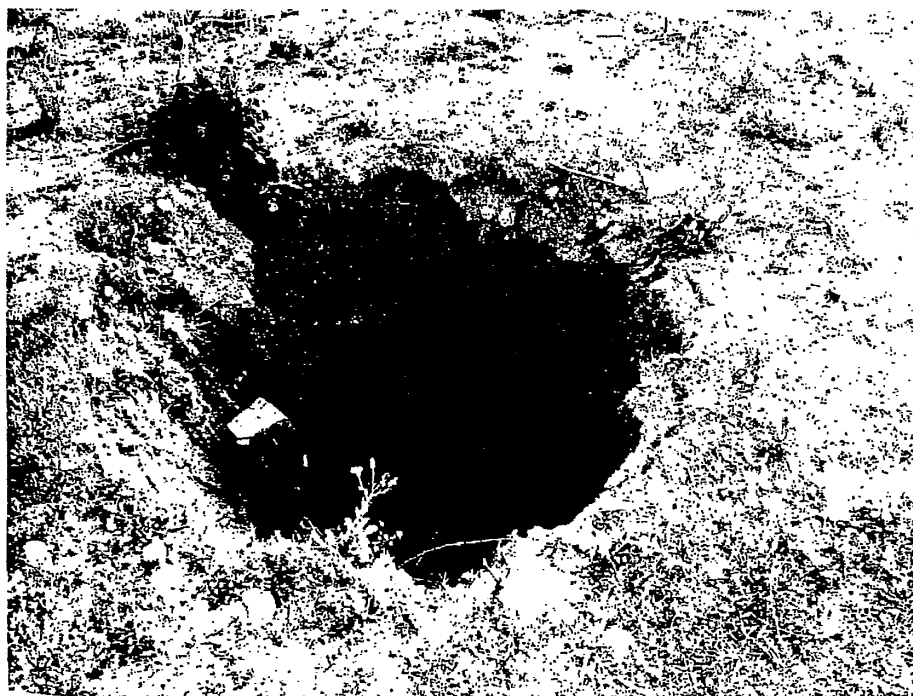
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Page 1



Project: 05085-01
Roll: 2 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).



Roll: 2 Frame: 4
Date: 2006-01-25

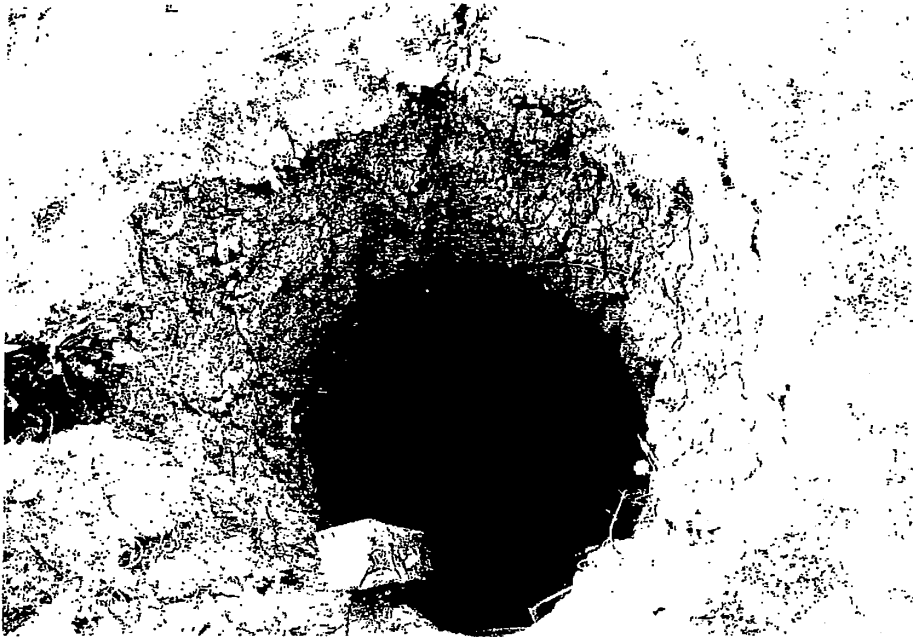
Photographer:
A. Alvappillai

Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

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Page 2

Project: 05085-01
Roll: 2 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai



Address: Mathew Place Behind Lot 6
Exterior, overview (generally behind Lot #6; note about 30 inch diameter hole dug on the ground, this hole is about 4 to 5 feet deep).

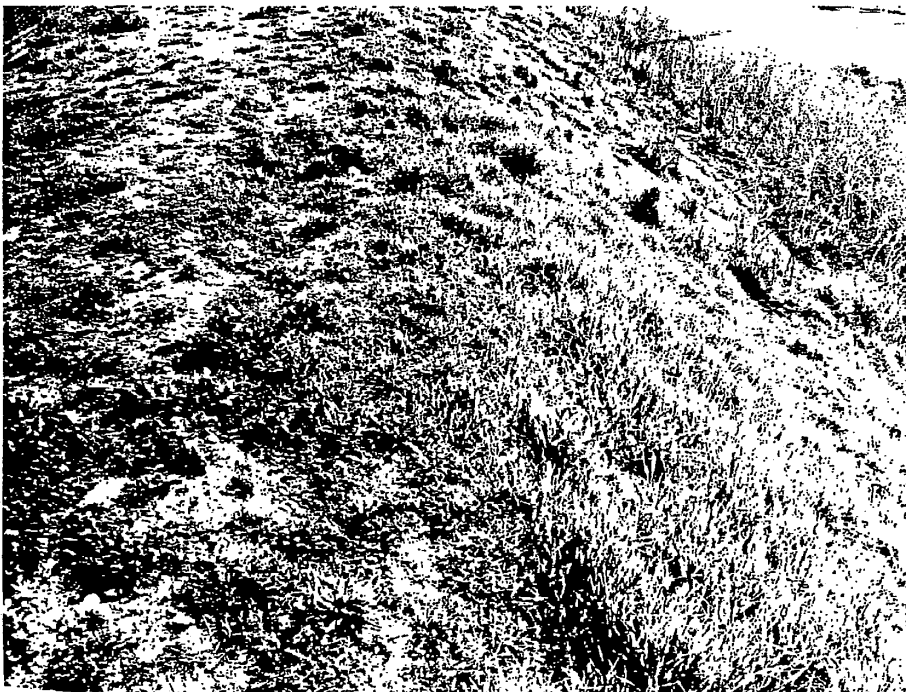
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Page 3



Project: 05085-01
Roll: 3 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lots 7-15
Exterior, generally behind Lot#7 (note the soil at the top of the slope is dipping by a few inches, appears to have been affected by localized settlement or slope creep).



Roll: 3 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

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2-20-2006
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Page 1

Address: Mathew Place Behind Lots 7-15
Exterior, generally behind Lot#7 (note the soil at the top of the slope is dipping by a few inches, appears to have been affected by localized settlement or slope creep).



Project: 05085-01
Roll: 3 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place Behind Lots 7-15
Exterior, generally behind Lot#7 (note the soil at the top of the slope is dipping by a few inches, appears to have been affected by localized settlement or slope creep).

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Page 2



Project: 05085-01
Roll: 4 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

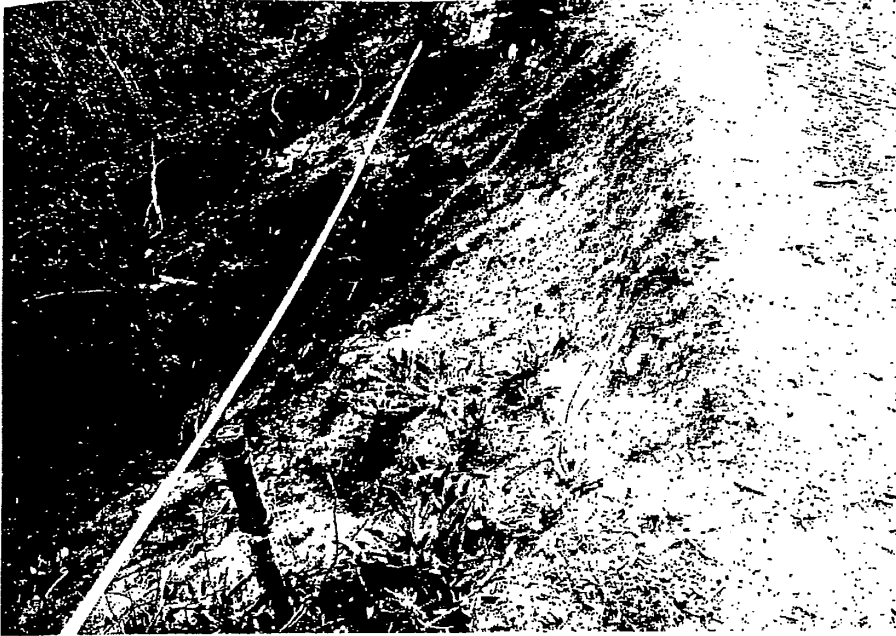


Roll: 4 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 1

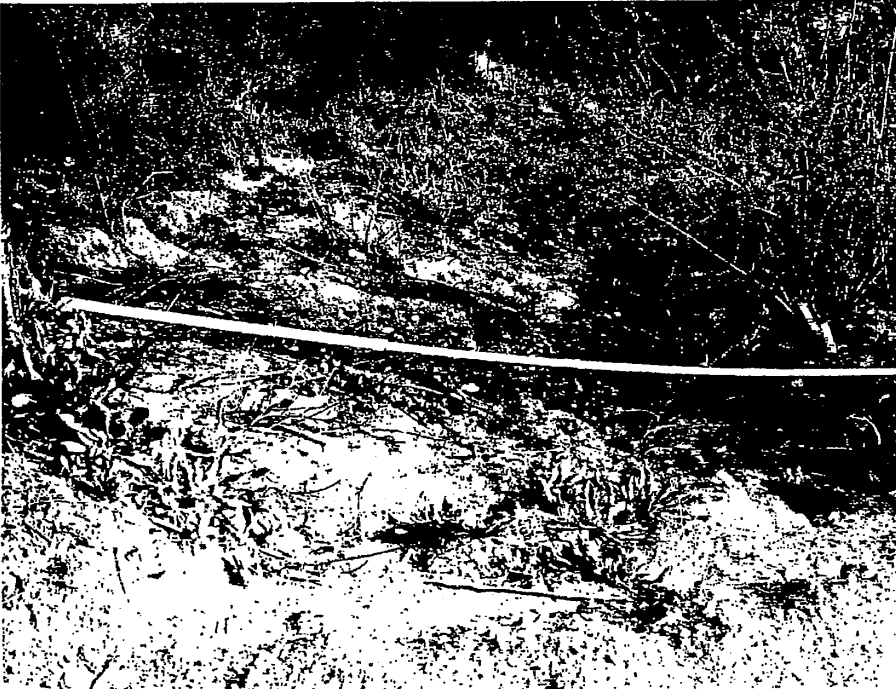
Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Project: 05085-01
Roll: 4 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Roll: 4 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

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Page 2



Project: 05085-01
Roll: 4 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

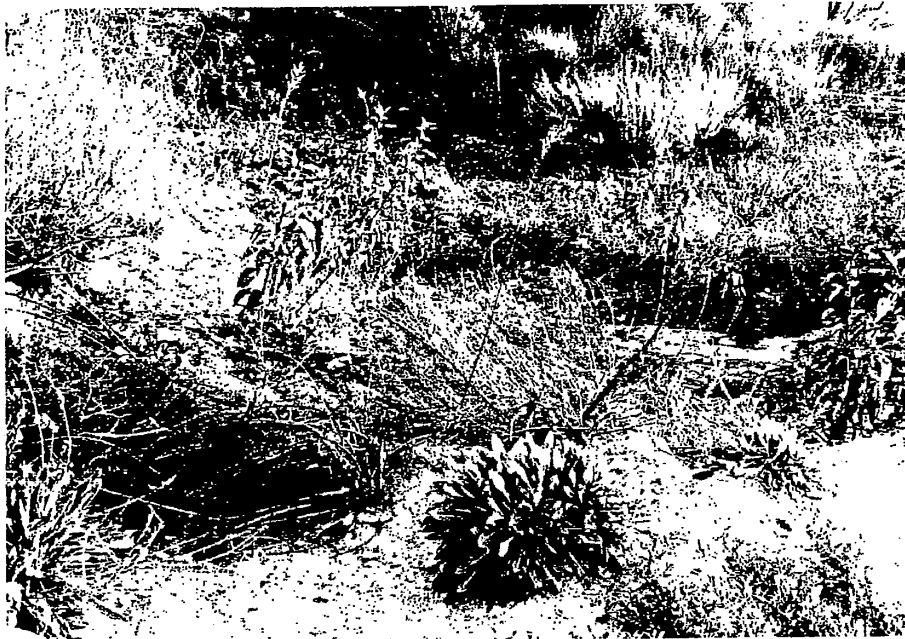


Roll: 4 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

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Page 3



Project: 05085-01
Roll: 4 Frame: 7
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).



Roll: 4 Frame: 8
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 16
Exterior, overview, two separate surficial failures on the southerly descending slope behind Lot 16 (the depth of the failure is about 2 to 3 feet located within the upper 15 to 20 feet of the slope).

Printed:
2-20-2006
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Page 4



Project: 05085-01
Roll: 5 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38
Exterior, overview, descending slope (note two terrace drains, a surficial slope failure exists below the first terrace drain).



Roll: 5 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38
Exterior, overview (close-up view of the slope failure, the depth of surficial slope below the first terrace drain, failure extends to about 15 feet down, 30 feet wide and 2 to 2 1/2 feet deep; note the debris has accumulated within the second terrace drain).

Printed:
2-20-2006
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Page 1



Project: 05085-01
Roll: 5 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38

Exterior, overview (close-up view of the slope failure, the depth of surficial slope below the first terrace drain, failure extends to about 15 feet down, 30 feet wide and 2 to 2 1/2 feet deep; note the debris has accumulated within the second terrace drain).



Roll: 5 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38

Exterior, overview (close-up view of the slope failure, the depth of surficial slope below the first terrace drain, failure extends to about 15 feet down, 30 feet wide and 2 to 2 1/2 feet deep; note the debris has accumulated within the second terrace drain).

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Page 2



Project: 05085-01
Roll: 5 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 38

Exterior, overview (close-up view of the slope failure, the depth of failure is about 2 to 2 1/2 feet about 30 feet wide below the first terrace drain, failure extends to about 15 feet down; note the debris has accumulated within the second terrace drain).

Printed:
2-20-2006
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Page 3



Project: 05085-01
Roll: 6 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

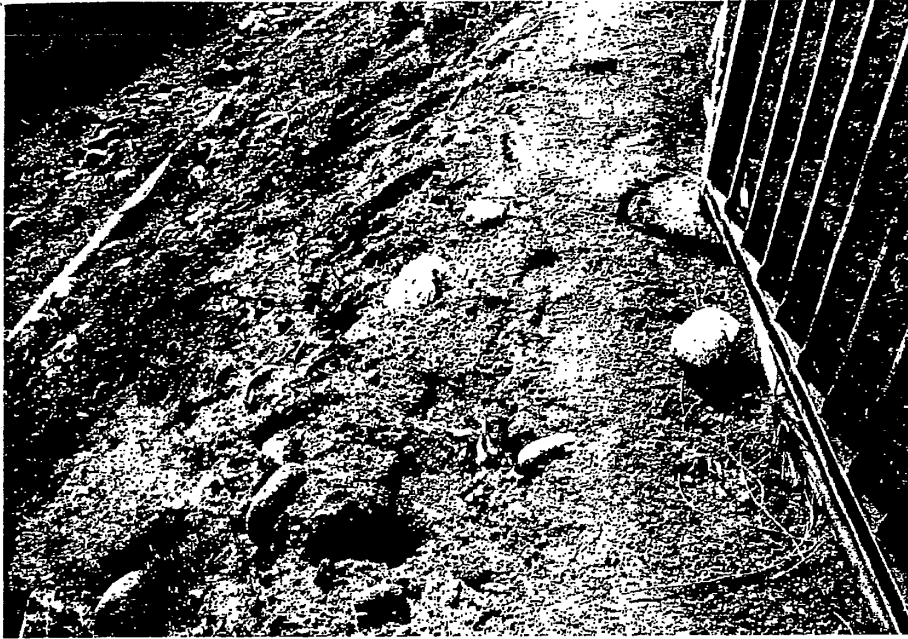


Roll: 6 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

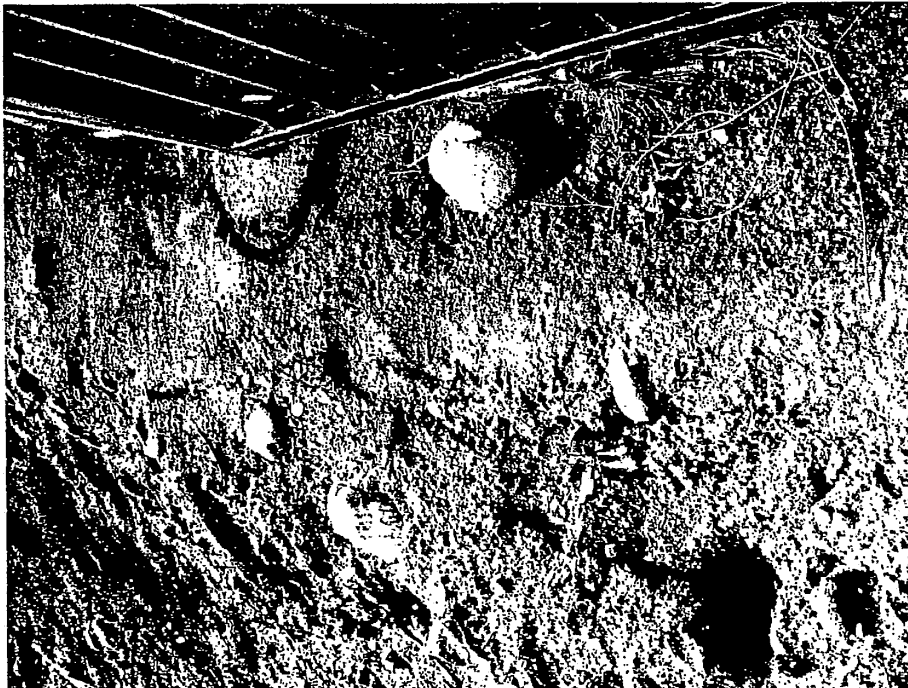
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Project: 05085-01
Roll: 6 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

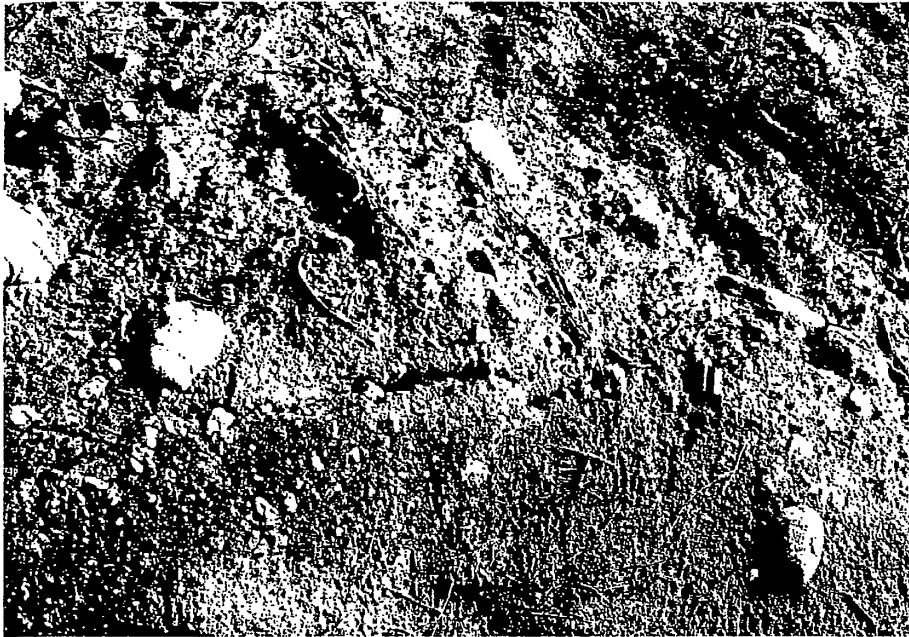


Roll: 6 Frame: 4
Date: 2006-01-25

Photographer:
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Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

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2-20-2006
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Page 2



Project: 05085-01
Roll: 6 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).



Roll: 6 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 39
Exterior, overview (near top-of-slope; note sloughing and minor ground cracks; also note wet soil conditions and apparent water seepage from the side yard of the home).

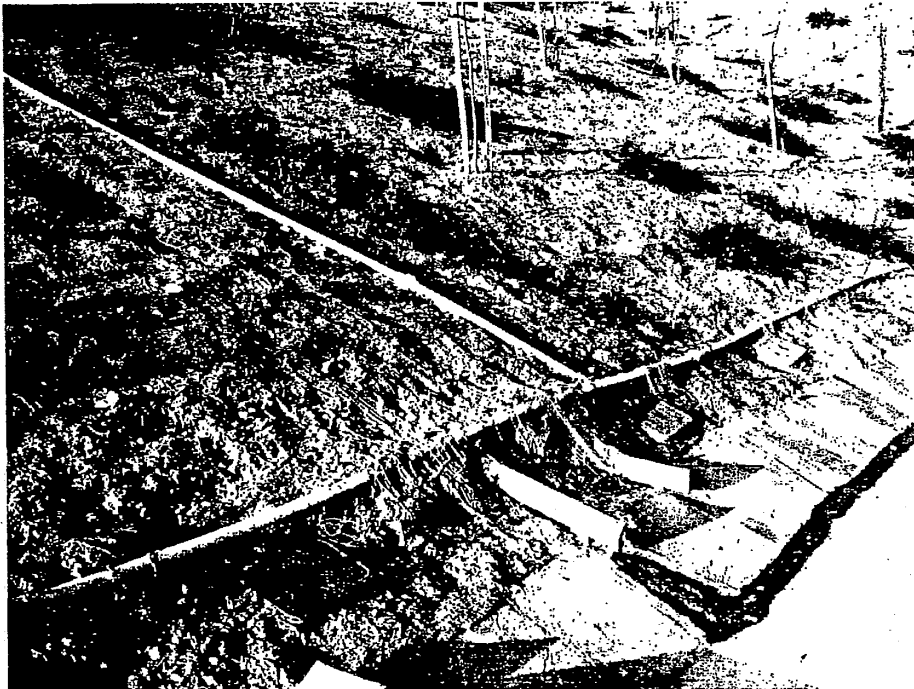
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Page 3



Project: 05085-01
Roll: 7 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview of the slope descending east/southerly from Lot #40 (photographs taken from the terrace drain).

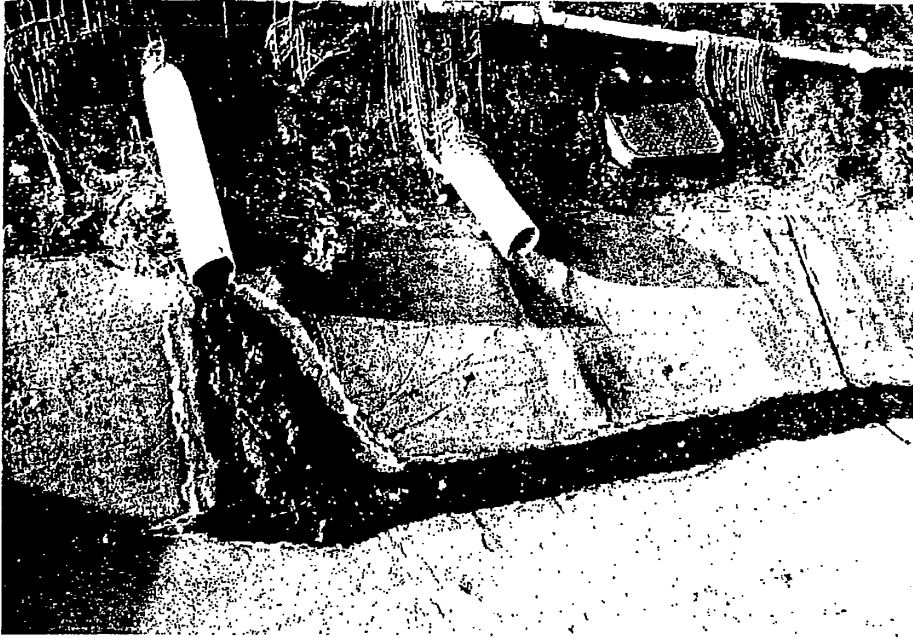


Roll: 7 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (consistent seepage from the subdrain pipe into V-ditch, east side of Lot #40).

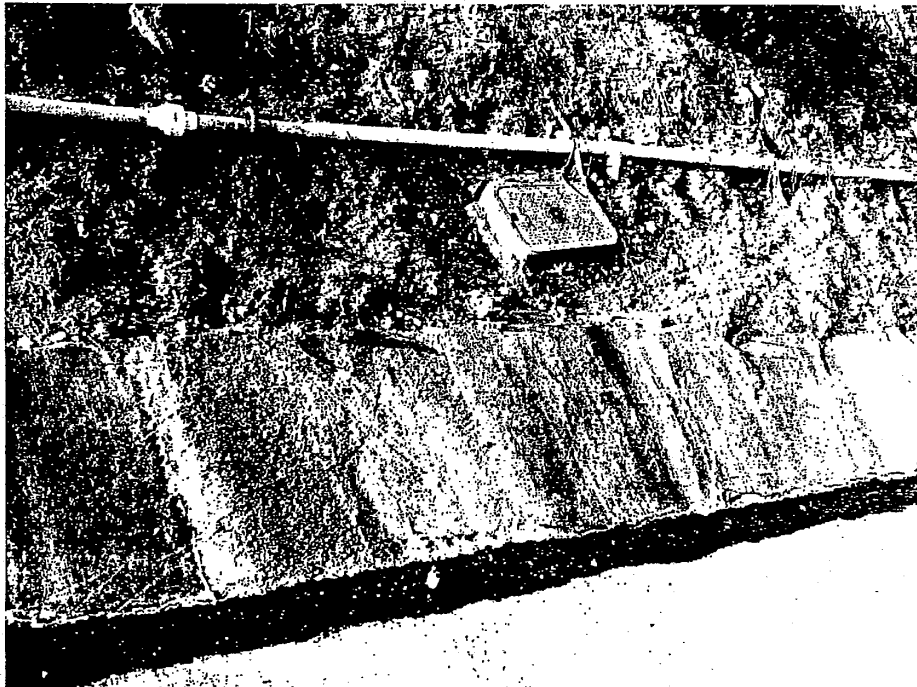
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Page 1



Project: 05085-01
Roll: 7 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (consistent seepage from the subdrain pipe into V-ditch, east side of Lot #40).



Roll: 7 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (consistent seepage from the subdrain pipe into V-ditch, east side of Lot #40).

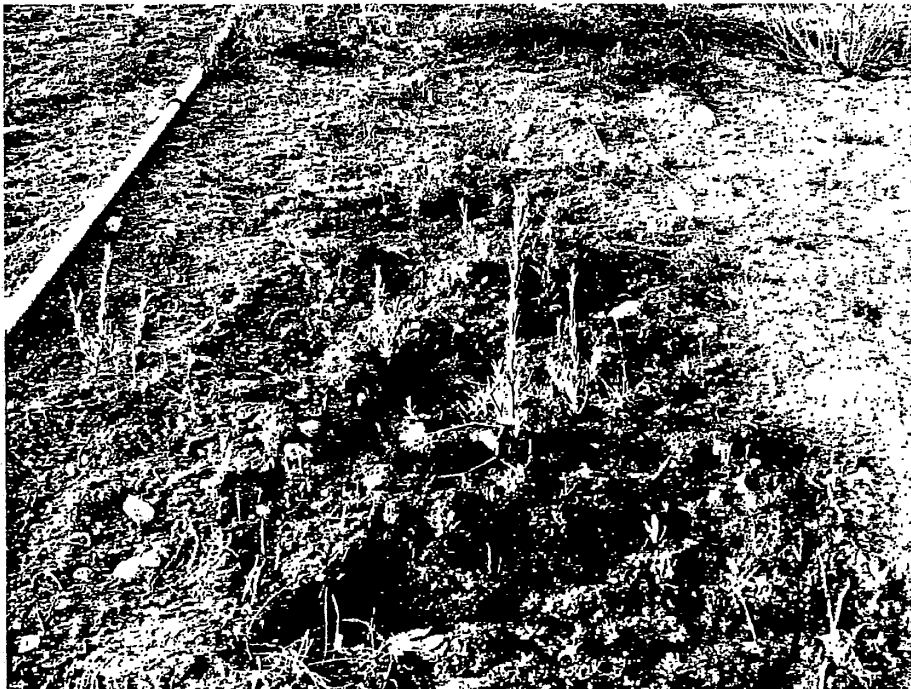
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Page 2



Project: 05085-01
Roll: 7 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).



Roll: 7 Frame: 6
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).

Printed:
2-20-2006
11:24 AM
Page 3



Project: 05085-01
Roll: 7 Frame: 7
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).



Roll: 7 Frame: 8
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Kirsch Court, Lot 40
Exterior, overview (seepage/wet soil condition on the slope face, above the V-ditch, east side of Lot #40).

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Page 4



Project: 05085-01
Roll: 8 Frame: 1
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, overview (loose soil in the top-of-slope area).



Roll: 8 Frame: 2
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, overview (loose soil in the top-of-slope area).

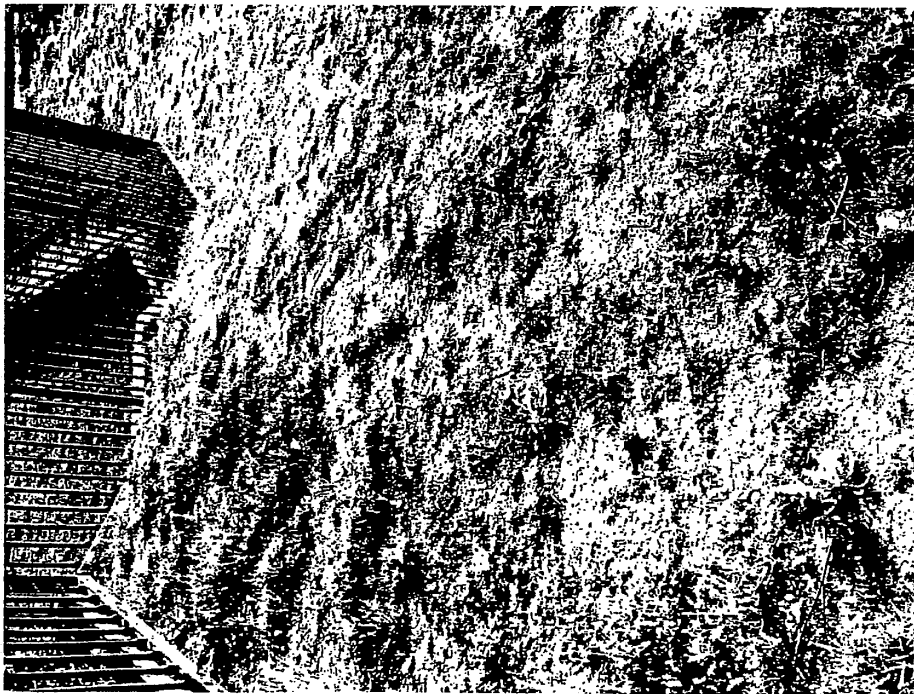
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Page 1



Project: 05085-01
Roll: 8 Frame: 3
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, overview (loose soil in the top-of-slope area).

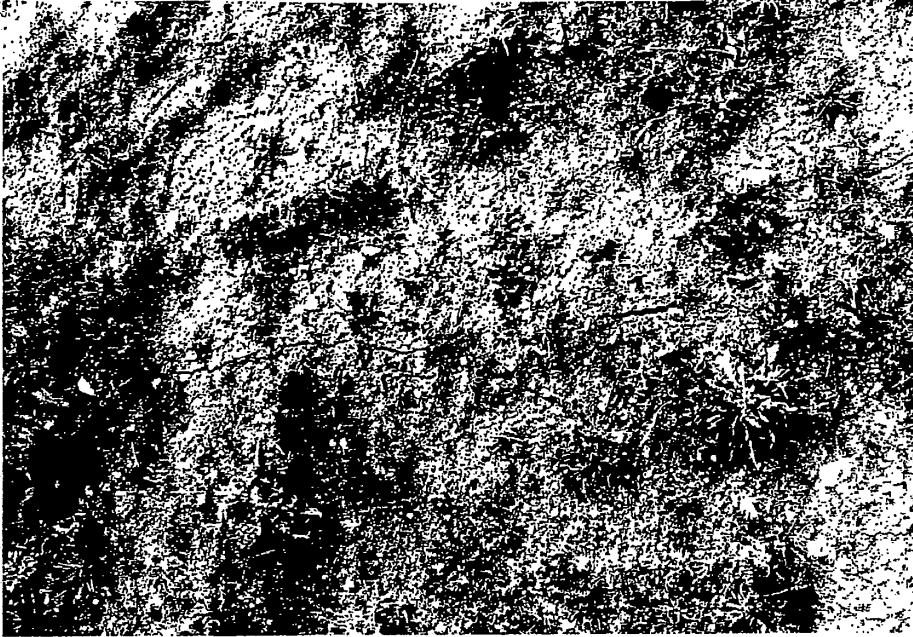


Roll: 8 Frame: 4
Date: 2006-01-25

Photographer:
A. Alvappillai

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Page 2

Address: Mathew Place, Lot 8
Exterior, top-of-slope area, ground cracks (about 3/16 inch in width, near the back-left corner of Lot #8).

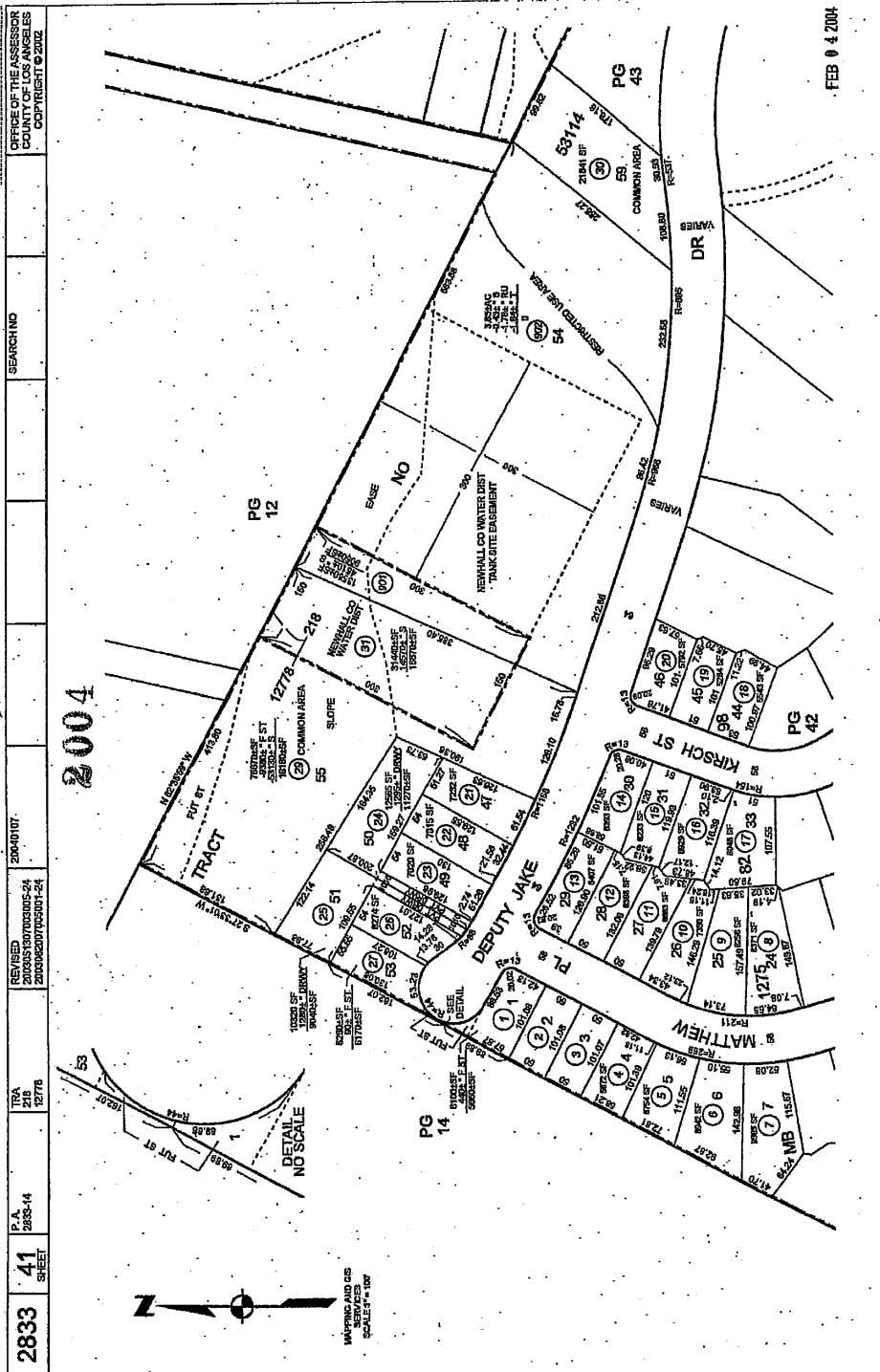


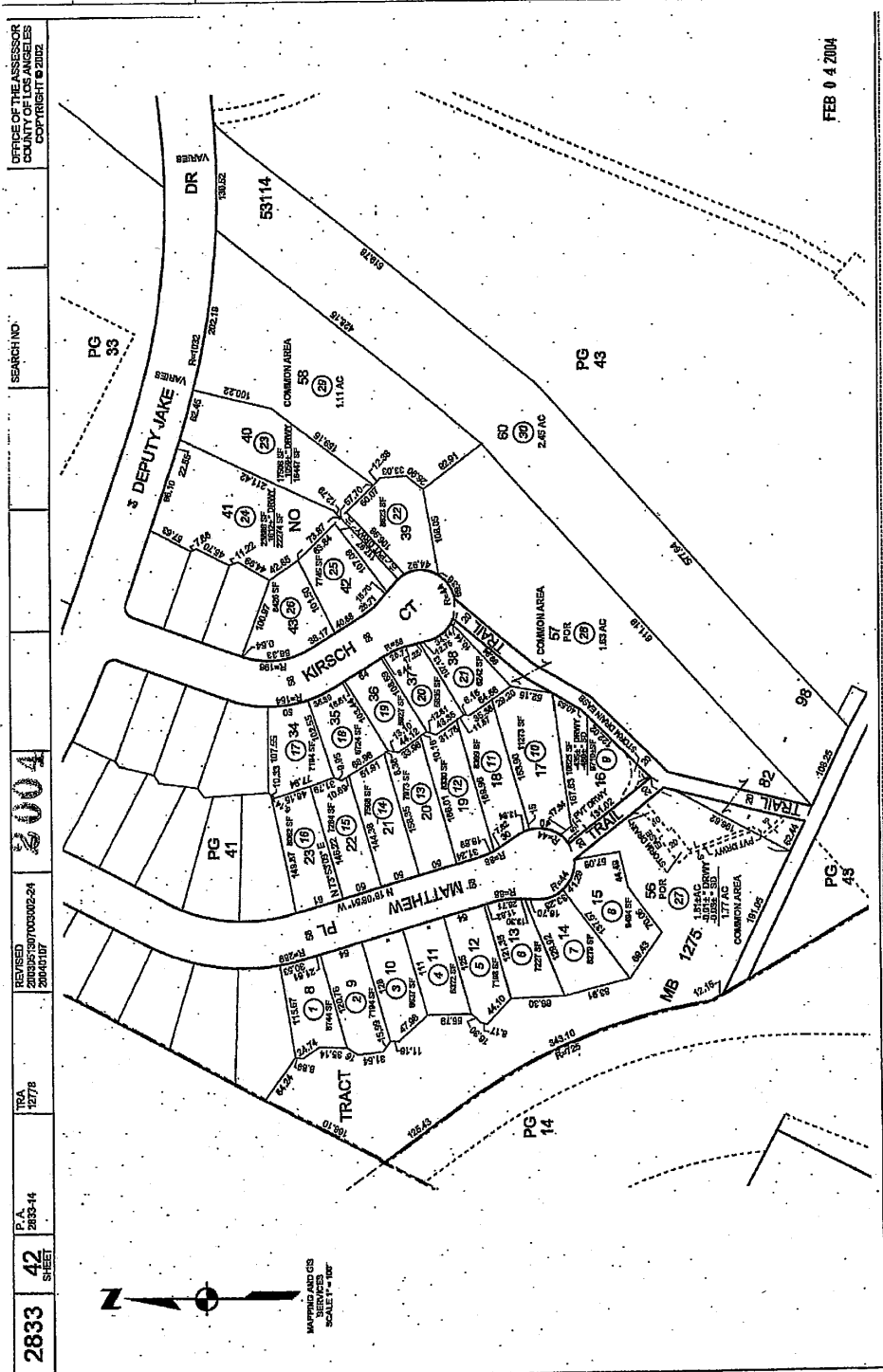
Project: 05085-01
Roll: 8 Frame: 5
Date: 2006-01-25

Photographer:
A. Alvappillai

Address: Mathew Place, Lot 8
Exterior, top-of-slope area, ground cracks (about 3/16 inch in width, near the back-left corner of Lot #8).

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Page 3





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