



## **42 Single-Family Dwelling Unit Alternative**

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At the Planning Commission hearing of September 2, 2008, the Planning Commission requested an analysis of the replacement of the 54 attached clustered dwellings in the project description with 42 detached two-story single-family dwelling units and the redesign of the Deputy Jake Drive extension to include a cul-de-sac. The Planning Commission wanted to know what, if any, additional environmental impacts would occur with this modification to the proposed project. This is the only aspect of the proposed project that would change.

### **COMPARATIVE IMPACT ANALYSIS**

#### **Visual Resources**

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

The short-term construction impact to visual resources would not be reduced under this alternative because grading and construction associated with the extension of Dockweiler Drive would occur as proposed along with grading and construction associated with the 42 single-family units and cul-de-sac. Similarly, the significant impact during operation would remain significant and unavoidable because the extension of Dockweiler Drive, 42 single-family units, and cul-de-sac would necessitate ridgeline grading that would alter views from the surrounding area. Additionally, with implementation of the Master Plan component under this alternative, the view of the ridgeline would be altered with the introduction of new campus buildings. Overall, the proposed project and 42 Single-Family Dwelling Unit Alternative would be comparable with respect to significant visual resources impacts.

#### **Air Quality**

As analyzed for the proposed project, short-term construction impacts to air quality would occur because oxides of nitrogen (NO<sub>x</sub>) and particulate matter less than 10 microns in diameter (PM<sub>10</sub>) emissions generated during the first phase of project construction would exceed regional South Coast Air Quality

Management District (SCAQMD) emissions thresholds. Additionally, a localized air quality impact would occur as project construction would result in PM<sub>10</sub> and particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>) emissions that exceed the localized significance thresholds at nearby sensitive receptors.

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

## **Biological Resources**

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

Under the 42 Single-Family Dwelling Unit Alternative, 48.9 acres would be graded on the project site resulting in 36 acres of coastal sage scrub habitat loss, which is equivalent to that under the project as proposed. The 2 acres of impacted coast live oak woodland occur within the master plan area and, therefore, the impact would be equivalent under this alternative. However, a 20-foot area adjacent to the existing residences on Deputy Jake Drive would not be graded, thereby preserving seven oaks that would be removed under the proposed project. The identified impact to coast prickly pear succulent scrub would not be avoided under this alternative as this community exists on a portion of the site that would be graded with the extension of Dockweiler Drive. The impact to oak trees and 14 potentially occurring special-status wildlife species would occur but could also be mitigated to a level of less than significant. Overall, when compared to the proposed project, the 42 Single-Family Dwelling Unit Alternative would be comparable to the proposed project with respect to biological resources.

## Geology and Soils

Under the 42 Single-Family Dwelling Unit Alternative, the total graded area would be less than 48.9 acres. The Single-Family Alternative would involve movement of approximately 1.2 million cubic yards of soil, which is equivalent to that under the project as proposed. Identified geotechnical impacts are due to soil types, which are consistent through the project site. Therefore, the mitigation measures related to on-site soil types would be required under this alternative. Under the 42 Single-Family Dwelling Unit Alternative, all of the proposed keystone walls would be required. Therefore, geology and soils impacts would be comparable to the proposed project under the 42 Single-Family Dwelling Unit Alternative.

## Hydrology and Water Quality

Under the 42 Single-Family Dwelling Unit Alternative, the volume of stormwater runoff would slightly decrease when compared to the proposed project with the modified Deputy Jake Drive extension, but not enough of a reduction to create a perceptible change in runoff conditions. Additionally, the 42 single-family residential lots associated with this alternative would include larger pervious landscaped areas than would the 54-unit condominium development. The stormwater drainage system under this alternative would be designed to effectively accommodate stormwater flows from the master plan, Dockweiler Drive extension, and single-family residential lots. The existing drainage conditions on the project site would be modified to a similar extent because the overall developed area would be equivalent to the proposed project. Hydrology and water quality impacts due to the proposed project and the 42 Single-Family Dwelling Unit Alternative would be comparable and less than significant.

## Land Use and Planning

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

The 42 Single-Family Dwelling Unit Alternative would require approval of The Master's College Master Plan 07-001, a General Plan Amendment for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE) and for the area south of the Dockweiler Drive extension from Private Education (PE) to Residential Medium (RM), Zone Change for the northernmost portion of The Master's College campus from Residential Low (RL) to Private Education (PE) and for the

area south of the Dockweiler Drive extension from Private Education (PE) to Residential Medium (RM), a revised Tentative Tract Map and modified Hillside Review, Ridgeline Alteration and Oak Tree Permits. These approval requests would be subject to the Santa Clarita Unified Development Code (UDC). As discretionary approvals associated with this alternative would be modifications of the proposed entitlements and subject to the UDC, impacts would be less than significant and comparable to the proposed project under the 42 Single-Family Dwelling Unit Alternative. The single-family homes would be two stories and, therefore, the CUP requested under the project as proposed would not be required.

## **Noise**

A significant noise impact would occur during project construction because proposed construction activities would exceed City standards at nearby noise sensitive land uses. Under the 42 Single-Family Dwelling Unit Alternative, noise impacts would be significant during construction of the Dockweiler Drive extension, 42 single-family residential units, and campus buildings. Therefore, noise impacts would be similar to those under the proposed project. The 42 Single-Family Dwelling Unit Alternative would be comparable to the proposed project with respect to significant noise impacts.

## **Population and Housing**

The 42 Single-Family Dwelling Unit Alternative would result in an increase in student population of 565 and generate 54 new campus jobs. The proposed project would result in a population of 767 and would create 108 new campus employment positions. The Southern California Association of Governments (SCAG) projects that northern Los Angeles County and the City of Santa Clarita will have a substantially greater need for housing in the future. This alternative, when compared to the proposed project, would create the same number of jobs in the Santa Clarita Valley, but would not go as far in meeting the long-term housing needs projected by the City and SCAG. Consequently, the 42 Single-Family Dwelling Unit Alternative is not preferred over the proposed project.

## **Fire Services**

Under the 42 Single-Family Dwelling Unit Alternative, the master plan and single-family residential development would be subject to developer fees, which would fund necessary staff and equipment to serve the project site. However, as a result of increased intensity of land use on Deputy Jake Drive, the Los Angeles County Fire Department is requiring this roadway to provide a fire department access lane to connect with the existing portion of Deputy Jake Drive. The revised project consists of a 26-foot-wide fire-access lane connecting the proposed cul-de-sac with the existing portion of Deputy Jake Drive. As the 42 Single-Family Dwelling Unit Alternative would not conflict with a Los Angeles County Fire

Department requirement, the proposed project would be comparable to the 42 Single-Family Dwelling Unit Alternative.

### **Sheriff Services**

Under the 42 Single-Family Dwelling Unit Alternative, The Master's College Campus Security would respond to all calls for service that do not involve a convictable offense of a misdemeanor or felony by a student, faculty, staff, or community member, or other threats outside of Campus Security capabilities. Under the proposed project, the officer to population ratio would decrease by less than 1 percent. As the 54 condominium units would be replaced with 42 single-family residential units under this alternative, the officer to population ratio would be affected to a similar extent. As such, impacts to sheriff services under the 42 Single-Family Dwelling Unit Alternative would be comparable to the proposed project.

### **Transportation and Circulation**

Impacts to local intersections were identified as less than significant under the project as proposed. Under the 42 Single-Family Dwelling Unit Alternative, fewer trips would be generated than under the project as proposed. While impacts under the proposed project would be less than significant, the 42 Single-Family Dwelling Unit Alternative would be environmentally superior with regard to transportation and circulation. With regard to parking impacts, the reconfigured master plan would provide sufficient parking and, therefore, not result in a significant parking impact. Parking impacts under this alternative would be comparable to those under the project as proposed.

### **Water Services**

A water demand of 26.46 acre-feet per year would be generated under the 42 Single-Family Dwelling Unit Alternative. When compared to the total project water demand of 76.85 acre-feet per year, the 42 Single-Family Dwelling Unit Alternative would not be environmentally superior. The Newhall County Water District (NCWD) has sufficient supply to meet the demand generated by the proposed project and the 42 Single-Family Alternative. Impacts would be less than significant under both scenarios.

### **Solid Waste**

As space within landfills serving the project is finite, the generation of solid waste during project construction and operation is considered significant and unavoidable. Additionally, the proposed project would contribute to a significant cumulative solid waste impact. During proposed project construction, 566.73 tons of waste would be generated. As the development area under the 42 Single-Family Dwelling Unit Alternative would be equivalent to that under the project as proposed, 566.73 tons of waste would

be generated under this alternative. Therefore, the short-term solid waste impact would be equivalent under this alternative to the proposed project. Under the 42 Single-Family Dwelling Unit Alternative, 780 pounds per day, or 151.70 tons per year, of solid waste would be generated. When compared with the proposed project solid waste generation of 646.74 pounds per day or 118.03 tons per year, the operational and cumulative impact would be increased. Regarding solid waste impacts, the 42 Single-Family Dwelling Unit Alternative would not be environmentally superior to the proposed project.

## **Wastewater Disposal**

Wastewater generation under the 42 Single-Family Dwelling Unit Alternative would be 67,464 gallons per day. When compared to the project generation of 67,074 gallons per day, the 42 Single-Family Alternative would not be environmentally superior. The Santa Clarita Valley Sanitation District (SCVSD) has sufficient supply to meet the demand generated by the proposed project and the 42 Single-Family Dwelling Unit Alternative. Impacts would be less than significant under both scenarios.

## **RELATIONSHIP TO PROJECT OBJECTIVES**

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

### **Land Use Objectives**

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

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

## **Circulation Objectives**

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



## **Pedestrian Objectives**

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

Objectives associated with the Creekview Park and adjacent Open Space component would be achieved under this alternative. All established objectives for the Dockweiler Drive and Deputy Jake Drive extensions component would be achieved under this alternative even without the extension of Deputy Jake Drive because a portion of the efficient east-west connection through Newhall would be constructed and a secondary emergency access roadway would be provided and campus access would be directed away from Placerita Canyon Road. Finally, because the accommodation of projected regional growth in a location proximal to existing and planned infrastructure and services and in a manner that preserves sensitive habitat would not be accomplished with the 42 single-family dwelling unit alternative rather than 54 condominium units, the objectives associated with the Tentative Tract Map 66503 component would be met under this alternative.

## **CONCLUSION**

The 42 Single-Family Dwelling Unit Alternative would not avoid any identified significant and unavoidable impacts. Short-term construction impacts to visual resources, air quality, noise, and solid waste; operational and cumulative visual resources impacts; and impacts to biological resources would be comparable to the proposed project. While impacts would be less than significant without mitigation under both scenarios, the effect on transportation and circulation would be less under this alternative. Similarly, the operational and cumulative solid waste, water, and wastewater would be greater under this alternative as more solid waste, water usage, and wastewater would be generated, though the impact to solid waste would remain significant and unavoidable under this alternative. Impacts associated with geology and soils, hydrology and water quality, land use and planning, fire, and sheriff services would be less than significant, which is comparable to the proposed project. When considering population and housing, the proposed project is preferable. Overall, the 42 Single-Family Dwelling Unit Alternative would be comparable to the proposed project.

Objectives associated with each project component would be met under the 42 Single-Family Alternative.