

2.0 COMMENTS AND RESPONSES TO COMMENTS

A list of those agencies, organizations, and interested parties, which have commented on the Draft EIR, is provided below. A copy of each comment letter or a summary of each comment, and a response to each specific comment, follows this list.

State Agencies

- A1 Governor's Office of Planning and Research, September 30, 2008
- A2 Department of Transportation
- A3 Native American Heritage Commission

Local Agencies and Organizations

- B1 Newhall School District, July 9, 2008

Hearing Testimony and Responses

Minutes from Planning Commission Meeting, dated July 29, 2008

Comment Cards Received at the Planning Commission Meeting, dated July 29, 2008

Minutes from the Planning Commission Meeting, dated September 2, 2008

Comment Cards Received at the Planning Commission Meeting, dated September 2, 2008

42 Single-Family Dwelling Unit Alternative



STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

September 30, 2008

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

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

Dear James Chow:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on September 26, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

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OCT 07 2008

Enclosures
cc: Resources Agency

CITY OF SANTA CLARITA

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

**Document Details Report
State Clearinghouse Data Base**

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

Type EIR Draft EIR
Description The proposed project includes four distinct components including The Master's College Master Plan, extension of Dockweiler Drive and Deputy Jake Drive, Tentative Tract Map (TTM) to allow for the future development of 54 condominium units, pad preparation for future water tank replacement, and the dedication of 20.5 acres of open space to the City of Santa Clarita for future parkland/open space purposes.

Lead Agency Contact

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

Project Location

County Los Angeles
City Santa Clarita
Region
Lat / Long
Cross Streets Placerita Canyon Road and Meadview Avenue

Parcel No.	Township	Range	Section	Base
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Proximity to:

Highways SR-126
Airports
Railways Metrolink
Waterways
Schools McGrath Elementary
Land Use Private Education, Residential Low, Open Space, Specific Plan

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

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

Date Received 07/07/2008 **Start of Review** 07/07/2008 **End of Review** 09/26/2008

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

A1. Letter from Governor's Office of Planning and Research, September 30, 2008

Response 1

The comment provides factual background information only and does not raise an environmental issue within the meaning of the California Environmental Quality Act (CEQA). 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.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF PUBLIC
TRANSPORTATION AND REGIONAL PLANNING
IGR/CEQA BRANCH
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
PHONE (213) 897-6696
FAX (213) 897-1337



*Flex your power!
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9.26.08
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August 14, 2008

IGR/CEQA DEIR CS/080706
City of Santa Clarita
Master's College Master Plan
Vic. LA-14-, SCH# 1606101171

Mr. James Chew
City of Santa Clarita
Planning Department
23920 Valencia Blvd.
Santa Clarita, CA 91355

Dear Mr. Chew:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Draft Environmental Impact Report (DEIR) for the Master's College Master Plan. Based on the information received, we have the following comments:

Based on the current traffic conditions, we have no traffic/circulation comments at this time. However, for future projects, we recommend the use of the HCM 2000 and the HCM methodologies to analyze impacts to freeway ramp intersections, on/off-ramps and mainline freeway operations instead of the County CMP criteria. For threshold of significance, please refer to the Caltrans Guide for the Preparation of Traffic Impact Studies on the Internet at:

www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf

If you have any questions, you may reach me at (213) 897-6696 and please refer to our record number 080706/CS.

Sincerely,

Original Signed By Alan Lin

ELMER ALVAREZ
IGR/CEQA Program Manager
Office of Regional Planning

cc: Scott Morgan, State Clearinghouse

1

"Caltrans improves mobility across California"

A2. Letter from Department of Transportation, August 14, 2008

Response 1

The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA. 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.

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-4082
 (916) 657-5390 - Fax



July 16, 2008

CLEAR
~~8.20.08~~
 9.26.08
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 STATE CLEARING HOUSE

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

RE: SCH#2006101171 The Master's College Master Plan; Los Angeles County.

Dear Mr. Chow:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5 minute quadrangle name, township, range and section required.
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

1

Sincerely,

 Katy Sanchez
 Program Analyst

CC: State Clearinghouse

Native American Contacts
Los Angeles County
July 18, 2008

Charles Cooke
32835 Santiago Road
Acton , CA 93510

(661) 733-1812 - cell
suscol@intox.net

Chumash
Fernandeno
Tataviam
Kitanemuk

Randy Guzman - Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
ndnrandy@hotmail.com
(805) 905-1675 - cell

Chumash
Fernandeno
Tataviam
Shoshone Paiute
Yaqui

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
805 492-7255
(805) 558-1154 - cell

Chumash
Tataviam
Fernandeno

Fernandeno Tataviam Band of Mission Indians
William Gonzalaes, Cultural/Environ Depart
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(818) 581-9293 Cell
(818) 837-0796 Fax

Fernandeno
Tataviam

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

Fernandeno
Tataviam
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Kitanemuk

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

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

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2006101171 The Master's College Master Plan; Los Angeles County.

A3. Letter from Native American Heritage Commission, July 16, 2008

Response 1

The City of Santa Clarita concluded during the Notice of Preparation that there would be no adverse impacts to cultural resources, including Native American resources. However, in the event that resources are found during construction, activity should stop and a qualified archaeologist shall be contacted to evaluate the resource. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



August 15, 2008

James Chow
City of Santa Paula Planning Department
23920 Valencia Boulevard
Santa Clarita, CA 91355

Dear Mr. Chow:

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

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

1

The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal-DEIR* from the State Clearinghouse. In November 2006, RCES submitted comments in response to the NOP for this project. Our correspondence today reiterates those previous comments and provides recommendations relative to the proposed development at Placerita Canyon Road and Meadview Avenue (lat= 34.382384, long= -118.519065) which may increase traffic volumes not only on streets and at intersections, but also at the nearby 13th Street (DOT# 746016J) crossing.

2

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad Southern California Regional Rail Authority's (SCRRA) Antelope Valley line right-of-way.

3

City should arrange a meeting with RCES and SCRRA to discuss relevant safety issues and, if necessary, file a GO88-B request for authority to modify an at-grade crossing.

If you have any questions, please contact Varouj Jinbanchian, Senior Utilities Engineer at 213-576-7081, vsj@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

4

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

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AUG 18 2008

C: Elizabeth Mahoney, SCRRA

CITY OF SANTA CLARITA

A4. Letter from the Public Utilities Commission, August 15, 2008

Response 1

This comment is an introduction to comments that follow. No further response is required.

Response 2

The Master's College Draft EIR Section 5.10, Transportation and Circulation, concludes that traffic to the school in relationship to the Public Utilities Commission (PUC) crossing at 13th Street and Railroad Avenue will be reduced because The Master's College Master Plan proposes to reorient the entrance to the school to Dockweiler Drive. Therefore, the actual number of vehicles traversing the at-grade crossing at 13th and Railroad Avenues will actually be reduced.

Response 3

The proposed project will not directly affect the 13th Street and Railroad Avenue at-grade crossing; therefore, no mitigation measures are required.

Response 4

The comment is noted. No further response is required given that the comment does not address or question the content of the Draft EIR.



COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

August 6, 2008

File No: SCV-00.04-00

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CITY OF SANTA CLARITA

Mr. James Chow, Associate Planner
Community Development Department
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Dear Mr. Chow:

Master's College Master Plan Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on July 7, 2008. We offer the following comments regarding sewerage service:

- 1. The Santa Clarita Valley Joint Sewerage System (SCVJSS) currently processes an average flow of 21 million gallons per day (mgd). 1
- 2. The second phase of the two-phase expansion plan for the SCVJSS has been deferred until such time as previously anticipated growth in the Santa Clarita Valley materializes. 2
- 3. All other information concerning Districts' facilities and sewerage service contained in the document is current. 3

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

c: D. Kitt

Doc #: 1071291.1



B1. Letter from County Sanitation Districts of Los Angeles County, August 6, 2008

Response 1

The Master's College Draft EIR acknowledges that the Santa Clarita Valley Joint Sewerage System (SCVJSS) currently processes an average flow of 21 million gallons per day (mgd) and can be found in Section 5.11.3, Wastewater Disposal, page 5.11.3-2.

Response 2

The Master's College Draft EIR Section 5.11.3, Wastewater Disposal, page 5.11.3-3 has been revised to reflect that the second phase of the two-phase expansion for the SCVJSS has been deferred until such time as previously anticipated growth in the Santa Clarita Valley materializes.

Response 3

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.



May 23, 2007

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


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

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

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

1

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

Sincerely,

Marc Winger, Ed.D.
Superintendent

c: Members of the Governing Board, NSD

C1. Letter from Newhall School District, May 23, 2007

Response 1

The City of Santa Clarita has been informed by the Newhall School District that as of September 19, 2008, the District has entered into a signed mitigation agreement with The Master's College.

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CITY OF SANTA CLARITA



MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

July 1, 2008

Via E-mail and Regular Mail

Mr. James Chow
City of Santa Clarita
Department of Community Development
23920 Valencia Boulevard
Santa Clarita, CA 91355

Dear Mr. Chow:

Notice of Public Hearing for the Master's College Project

The Metropolitan Water District of Southern California (Metropolitan) received a copy of the Notice of Public Hearing for the Master's College (Project). The city of Santa Clarita is acting as the Lead Agency under the California Environmental Quality Act (CEQA) for this project. The Project consists of developing 95 acres of property owned by The Master's College through a Master Plan proposal for college, assembly, roadways, and open space uses. The development would consist of constructing townhomes, trails, and public streets, and extending Dockweiler and Deputy Jake Drive through various zone change designations. The proposed project would be located in the city of Santa Clarita, within Los Angeles County. This letter contains Metropolitan's response to the Public Notice as a potentially-affected public agency.

1

Our review of the public notice indicates that Metropolitan owns and operates a facility within the boundaries of the proposed project location. Metropolitan's Foothill Feeder, a 201-inch-inside-diameter precast concrete pipeline, is located within the proposed Project area. Metropolitan is concerned with potential impacts to the pipeline that may result from the construction and implementation of the proposed Project. Attached are three letters from Metropolitan to Dennis Hardgrave of Development Planning Services, dated January and May 2008, and October 2007 documenting Metropolitan's specific concerns.

2

In order to avoid potential conflicts, we request that Metropolitan be added as potentially affected public agency to the Project and be identified in the Draft EIR. We request the city evaluate impacts and if applicable, propose mitigation and landscaping measures, of the proposed Project to Metropolitan's existing facilities that occur within the project's boundaries. It will be necessary for the city to consider these facilities in its project planning.

3

4

Mr. James Chow
Page 2
July 1, 2008

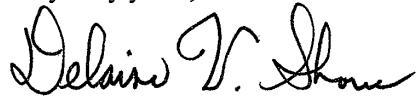
Additionally, Metropolitan encourages projects within its service area to include water conservation measures. While Metropolitan continues to build new supplies and develop means for more efficient use of current resources, projected population and economic growth will increase demands on the current system. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water to offset any increase in water use associated with the proposed project.

5

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future environmental documentation and the Draft EIR on this Project. If we can be of further assistance, please contact Ms. Brenda S. Marines at (213) 217-7902.

6

Very truly yours,



Delaine W. Shane
Manager, Environmental Planning Team

BSM/bsm

(Public Folders/EPU/Letters/24-JUNE-08A.doc -James Chow, Master's College, Santa Clarita)

Enclosures: Map
Letter dated October 31, 2007
Letter dated January 24, 2008
Letter dated May 6, 2008

cc: Dennis Hardgrave
Development Planning Services, Inc.
651 Via Alondra, Suite 711
Camarillo, CA 93012

MWD Foothill Feeder
Placerita Tunnel
Sta. 567+00 to 580+00
Substr. Job No. 4035-05-008

October 31, 2007

Mr. Dennis Hardgrave
Development Planning Services, Inc.
651 Via Alondra, Suite 711
Camarillo, CA 93012

Dear Mr. Hardgrave:

The Master's College – Proposed Dockweiler Drive

Thank you for your letter dated May 30, 2007, submitting prints of your exhibits showing the location of the proposed street over our Foothill Feeder Placerita Tunnel within Metropolitan's fee property as part of the Tentative Tract Map No. 66503 development project in the city of Santa Clarita.

Subsequently, we received a transmittal dated August 6, 2007, submitting one copy each of the preliminary grading plan review and preliminary geotechnical investigation reports prepared by Gorian and Associates, dated January 17, 2007 and October 5, 2005, respectively.

The location of our 250-foot-wide fee property, as shown on your exhibit, is generally in agreement with our records. However, we request that our 20-foot-6-inch-inside-diameter Foothill Pipeline Placerita Tunnel and 20-foot-10-inch-inside-diameter Foothill Pipeline also be shown and identified as Metropolitan's on all pertinent sheets of your plans. Please reference to our tunnel and pipeline stationing on your plans.

The 2:1 slopes proposed to be extended into the area where our pipeline transitions into a tunnel within our property is not acceptable. This area was previously graded by Metropolitan to facilitate the construction and maintenance of our pipeline and tunnel entrance. If we have any problems with the tunnel in the future, we may have to excavate our pipeline in this area to do any repairs to the tunnel or to the transition between the pipeline and tunnel. The grading in this area should be similar to what is shown on our Drawing B-51706, copy enclosed.

Mr. Dennis Hardgrave
Page 2
October 31, 2007

In addition, in order to further evaluate the proposed fills in the area of our facilities and the fact that our pipeline is underlain by an alluvium/bedrock transition, that could cause abrupt differential settlement when the additional fill load is applied in this area, we request that your geotechnical consultant drill at least two borings in the area to be filled. We also request that geologic cross sections be drawn along the pipeline (our Station 575+00). The cross sections should depict the subsurface conditions, existing grade, and proposed grade. In addition, the geotechnical consultant should provide an estimate of total and differential settlement due to the placement of the additional fill above the pipeline.

We have no objections to the proposed road development of "Dockweiler Drive" over portions of our tunnel, as shown on the exhibit.

The proposed locations of the storm drain lines crossing over our tunnel and pipeline at three locations, as shown on the exhibit, are acceptable to Metropolitan, provided a minimum of 1 foot of vertical clearance is maintained between the top of our pipeline and the bottom of the storm drain line. Our pipeline should be potholed at these crossings to verify the actual clearance.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Ken Chung at (213) 217-7670.

Very truly yours,

Original Signed by

Kieran M. Callanan

Kieran M. Callanan, P.E.
Manager, Substructures Team

KC/ly
DOC 4035-05-008b

Enclosure

Mr. Dennis Hardgrave
Page 3
October 31, 2007

bcc: K. Chung
K. D. Rose
M. V. Smith
Substructures Book
Substructures File



Executive Office

MWD Foothill Feeder-
Placerita Tunnel
Sta. 567+00 to 580+00
Substr. Job No. 4035-05-008

January 24, 2008

Mr. Dennis Hardgrave
Development Planning Services, Inc.
651 Via Alondra, Suite 711
Camarillo, CA 93012

Dear Mr. Hardgrave:

The Master's College – Revised Grading

Thank you for your letter dated December 21, 2007, submitting prints of your revised grading plan (Sheet 1 of 5) and of Exhibits 2 and 3 showing the location of the proposed street and adjacent grading over our Foothill Feeder Placerita Tunnel and Newhall Siphon pipeline within Metropolitan's fee property, as part of the Tentative Tract Map No. 66503 development project in the city of Santa Clarita.

The proposed 2:1 slopes with crib walls with the provision of a 25-foot (approximate) clear zone in the area where our pipeline transitions into a tunnel within our property, as shown on the submitted plan and exhibits, are not acceptable to Metropolitan. As stipulated in our letter to you dated October 31, 2007, we would only consider accepting the grading in this area if it is similar to that shown on our Drawing B-51706, copy enclosed. This

Mr. Dennis Hardgrave
Page 2
January 24, 2008

area is already very restrictive should we need to do any repairs in this area, and putting in more embankments and crib walls adjacent to our pipeline would further restrict our ability to do any repairs in this area.

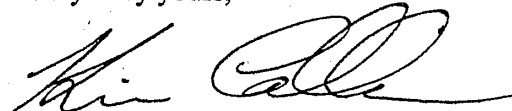
Please note that the material for the proposed storm drain lines crossing over our tunnel and pipeline within our property should be HDPE pipe with fusion-welded joints. Please incorporate this requirement into your plans.

We understand from your letter that your geotechnical consultant, Gorian & Associates, will address and forward the information requested in our October 31 letter for our review, when available.

We are returning prints of Sheet 1 of 5 of your revised grading plan and of the exhibits, stamped "REVIEWED — CORRECTIONS NOTED — RESUBMITTAL REQUIRED."

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Ken Chung at (213) 217-7670.

Very truly yours,



Kieran M. Callanan, P.E.
Manager, Substructures Team

KC/ly
DOC 4035-05-008c

Enclosures (4)

Mr. Dennis Hardgrave
Page 3
January 24, 2008

ly
be
SMW.

bcc: K. Chung
K. D. Rose
M. V. Smith
Substructures Book
Substructures File



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

MWD Foothill Feeder-
Placerita Tunnel
Sta. 567+00 to 580+00
Substr. Job No. 4035-05-008

May 6, 2008

Mr. Dennis Hardgrave
Development Planning Services, Inc.
651 Via Alondra, Suite 711
Camarillo, CA 93012

Dear Mr. Hardgrave:

The Master's College – Revised Grading

Thank you for your transmittal dated April 17, 2008, submitting a print of your revised grading plan (Sheet 2 of 4) for the proposed street and adjacent grading over our Foothill Feeder Placerita Tunnel and Newhall Siphon pipeline within Metropolitan's fee property, as part of the Tentative Tract Map No. 66503 development project in the city of Santa Clarita.

The proposed grading in the area of our pipeline, as shown in your revised grading plan, is similar to the existing condition as constructed per our design plan, is acceptable to Metropolitan.

700 N. Alameda Street, Los Angeles, California 90012 • Mailing Address: Box 54153, Los Angeles, California 90054-0153 • Telephone (213) 217-6000

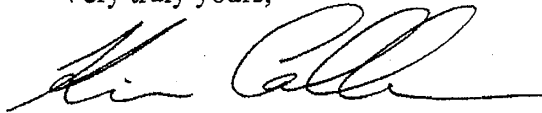
Mr. Dennis Hardgrave
Page 2
May 6, 2008

Provided our comments and requirements in our letters of October 31, 2007 and January 24, 2008 are complied with, your plan is acceptable to Metropolitan.

We are returning a print of Sheet 2 of 4 of your revised grading plan, stamped "REVIEWED — NO CORRECTIONS NOTED."

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Ken Chung at (213) 217-7670.

Very truly yours,



Kieran M. Callanan, P.E.
Manager, Substructures Team

KC/ly
DOC 4035-05-008d

Enclosure

Mr. Dennis Hardgrave
Page 3
May 6, 2008

4
bc

bcc: K. Chung
K. D. Rose w/plan
M. V. Smith
Substructures Book
Substructures File w/plan



Development Planning Services, Inc.

651 Via Alondra, Suite 711
Camarillo, California 93012
805.484.8303 fax 805.484.8993
dps711@devplan.net

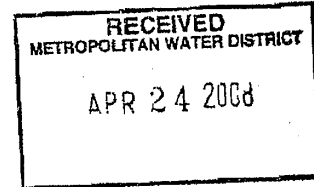
Transmittal

To: Ken Chung, Metropolitan Water District

From: Dennis Hardgrave

Date: April 17, 2008

Re: Placerita Tunnel, Santa Clarita



Enclosed, please find revised plans for the Placerita Tunnel in Santa Clarita. Should you have any questions, please feel free to call our office. Thank you.

Sub-structures Job #4035-05-008

THIS EXHIBIT IS TO BE USED FOR APPROXIMATE POSITIONING ONLY. IT IS NOT TO BE USED, NOR IS IT INTENDED TO BE USED FOR ENGINEERING, RECORDING OR LITIGATION PURPOSES. NO WARRANTY OF ACCURACY IS IMPLIED OR GUARANTEED.



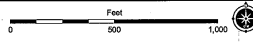
Project: Project 0122 (0207) Photography Date: 06/06 Proposed by: Hillman (Project) and Water Engineers' Team Checked by: Hillman Date: 05/06

LEGEND

- APN's
- Fee
- Permanent Easement
- MWD Pipeline

The Metropolitan Water District of Southern California
 Corporate Resources Group

The Master's College



C2. Letter from Metropolitan Water District, July 1, 2008

Response 1

The comment restates information contained in the Draft EIR, but does not raise an environmental issue within the meaning of CEQA. 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.

Response 2

The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA or applicable to the 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.

Response 3

We direct the commenter to Draft EIR Section 2.0, Project Description, page 2.0-2, which lists the Metropolitan Water District as a Responsible Agency.

Response 4

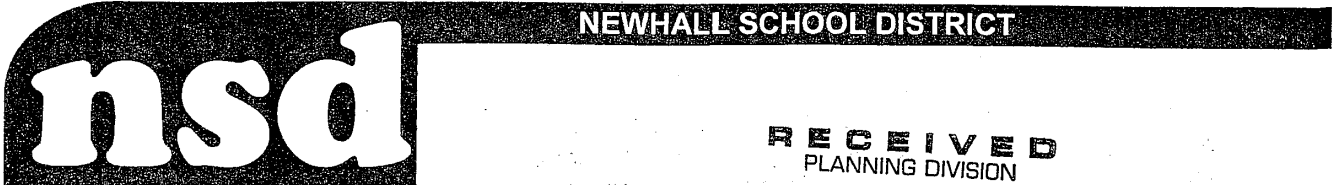
The Metropolitan Water District Easement was discussed as a part of the whole project impact analysis. The proposed project will provide landscaping for the easement property.

Response 5

The commenter suggests that the project incorporate water conservation measures. Draft EIR Section 5.11.1, Water Services, Mitigation Measure 5.11.1-3 provides the following regarding water conservation: "Water conservation measures as required by the State of California shall be incorporated into all irrigation systems." Additionally, all projects within the City of Santa Clarita are required to comply with Title 24 requirements that mandate the use of water-efficient fixtures, low-flow toilets, and the use of drought-tolerant landscaping. Additionally, as illustrated in the Draft EIR, Figure 2.0-12, Campus Landscape and Open Space Strategy uses a primarily native-plant drought-tolerant palette.

Response 6

The comment is noted. No further response is required given that the comment does not address or question the content of the Draft EIR.



RECEIVED
PLANNING DIVISION

JUL 08 2008

CITY OF SANTA CLARITA

July 2, 2008

City of Santa Clarita
Planning Commission
23920 Valencia Blvd.
Santa Clarita, CA 91355

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

Dear Commissioners:

Please assist the Newhall School District in obtaining a "fair share" school fee agreement for the above-referenced project. Newhall School District does not accept a simple statutory fee payment as mitigation for projects in impacted areas of our district. To date we have not been contacted by the developer to enter into the type of agreement we hold with other local developers of small to medium projects. We will oppose this project until such time that we are satisfied that adequate and fair elementary school mitigation has been achieved.

1

I have enclosed our letter of May 23, 2007 in response to the Notice of Preparation for this project.

Thank you for your support.

Sincerely,

Marc Winger, Ed.D.
Superintendent

c: Newhall School District
Governing Board Members
James Chow, Associate Planner
City of Santa Clarita

C3. Letter from Newhall School District, July 2, 2008

Response 1

The City of Santa Clarita has been informed by the Newhall School District that as of September 19, 2008, the District has entered into a signed mitigation agreement with The Master's College.



NEWHALL SCHOOL DISTRICT

July 9, 2008

RECEIVED
PLANNING DIVISION

JUL 14 2008

CITY OF SANTA CLARITA

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

Re: **DRAFT ENVIRONMENTAL IMPACT REPORT**
Project Title: The Master's College Master Plan Project
Master Case #04-496
Location: East of San Fernando Road, north of Dockweiler Drive and Deputy Jake Way,
within the Placerita Canyon community
Track/Parcel Map Number: 66503

This is a response to your request for comments on the Draft Environmental Impact Report (DEIR) for the above referenced project, which includes fifty-four (54) detached condominium residential lots. While the DEIR states "No Significant Impact" for schools we feel any new homes in the area do have an impact and therefore require adequate school mitigation.

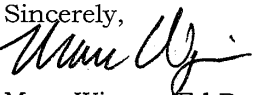
The elementary school serving this area (Dr. J. Michael McGrath Elementary School) is currently near capacity. Another nearby school (Newhall Elementary) currently diverts students the Walnut/Newhall Avenue area into Wiley Canyon School. We also bus over 300 students from the Arch/Race/Pine area to two schools in the middle of our district.

Even though the current plan is only for grading this project will, when homes are constructed, add students to the enrollment area. A simple payment of fees will not mitigate the impact of this development nor will it assure adequate school housing for children from these homes. The City's desire to develop North Newhall and the potential impact of the redevelopment of downtown Newhall will eventually cause the capacity of the local elementary schools to be further overburdened.

1

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

Newhall School District does not have a developer agreement for this project and we will not accept a simple statutory fee as mitigation for it. We oppose the project's approval until we reach an adequate school mitigation agreement with the developer.

Sincerely,

Marc Winger, Ed.D.
Superintendent

c: Members of the Governing Board, NSD

C4. Letter from Newhall School District, July 9, 2008

Response 1

The City of Santa Clarita has been informed by the Newhall School District that as of September 19, 2008, the District has entered into a signed mitigation agreement with The Master's College.



NEWHALL SCHOOL DISTRICT

July 30, 2008

RECEIVED
PLANNING DIVISION

AUG 01 2008

CITY OF SANTA CLARITA

Mr. Dennis Ostrom
Commissioner
City of Santa Clarita Planning Commission
23920 Valencia Blvd.
Santa Clarita, CA 91355

Dear Dennis:

Thanks for making sure the school question was asked last night in regard to The Master's College project. As it turns out, we do not yet have an appointment to meet - but that's partly my fault as I was in Maui for a week. We are in contact with the consultants and trying to find a date.

Just to clarify - we need the leverage of the City's project approval process to be sure we get an agreement with developers because we routinely ask more of them than the basic state fee requirements. The companies operating in the SCV comply with that request but we prefer to have the agreement in place before they pull permits to assure their compliance. In the case of a long development horizon like this one, we base the agreement on current fees and include annual inflator language in the agreement.

1

My concern about east Newhall in general has to do with all the projects moving forward in the vicinity of this one. Over time they will all have impact on schools that are already full. It's going to be a challenge to find the land for another school in the area and the funds to acquire the land and build a school. The City needs to continue to view the school need regionally rather than on a project-by-project basis.

Thanks again - I am sure we will iron this one out.

Sincerely,

Marc Winger, Ed.D.
Superintendent

MW/ws

c: Lisa Webber

Planning Commissioners:
Tim Burkhart
Michael Berger
Bill Kennedy
Diane Trautman

C5. Letter from Newhall School District, July 30, 2008

Response 1

The City of Santa Clarita has been informed by the Newhall School District that as of September 19, 2008, the District has entered into a signed mitigation agreement with The Master's College.