Appendices

Appendix 1

Notice of Preparation/Initial Study and Public Comments

Appendix 1A

Notice of Preparation/Initial Study

Los Angeles County Department of Regional Planning

June 30, 2010

NOP and Initial Study

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

NOTICE OF PREPARATION

"The Entrada Project"
County Project No. 00-210-(5)
Vesting Tentative Tract Map No. 53295
General Plan Amendment No. 20100001 and 201000002
Zone Change No. 00-210
Conditional Use Permit No. 00-210
Oak Tree Permit No. 200700018
Parking Permit No. 200700013

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above. In compliance with Section 15082 of the *California Environmental Quality (CEQA) Guidelines*, the County of Los Angeles is sending this Notice of Preparation to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of the Notice of Preparation is to solicit the view of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the County of Los Angeles when considering your permit or other approval for the project.

Project Location

The Entrada project is located in the Santa Clarita Valley west of Interstate 5 and the Old Road, south of Six Flags Magic Mountain Theme Park and northerly of the existing community of Westridge, separated from the Westridge site by a utility easement of approximately 300 feet in width (see **Vicinity Map**). Entrada is located easterly of the boundary of the Newhall Ranch Specific Plan and the pending Mission Village, Vesting Tentative Tract Map 61105. Project acreage is approximately 515 acres including the 382.3-acre tract map site and 132.7 acres of off-site improvements that are located off-site of the Vesting Tentative Tract Map, but are part of the project.

Project Description

The Entrada project is proposing a total of 1,640 units including 408 single-family residences and 1,232 multi-family residences. The project will also include commercial areas, totaling 726,000 square feet of development, interchangeable for office or retail development, an elementary school, private drives, public facilities, a park, two private recreation centers, and natural and manufactured open space areas throughout (see **Site Plan**).

In addition to the 382.3-acre tract map site, the project also includes 132.7 acres of supporting development at locations beyond the tract map site. There are a number of off site project-related components consisting of road improvements including portions Magic Mountain Pkwy, Media Center Drive, Commerce Center Drive, and Westridge Parkway. Other project-related improvements consist of a water tank and booster station, sewer improvements, a water quality basin, debris basins, storm drain/flood control improvements, access roads, and off-site grading (borrow site) to the west of the project.

A small portion of the project takes access from the Old Road but the majority of the site will take access from Magic Mountain Parkway, which will be extended westerly from its existing terminus, ultimately connecting with Commerce Center Drive. The extension of Westridge Parkway will provide access at the western boundary of Entrada. A network of public streets and a series of private streets and drives will provide for internal circulation and connection to Magic Mountain and Westridge Parkway.

Consistent with the *State CEQA Guidelines*, staff of the Los Angeles County Department of Regional Planning have prepared an initial study and determined that a project EIR is required for the Entrada project. The Draft EIR for the Entrada project (VTTM 53295) will be a project-level EIR

DISCRETIONARY ACTIONS REQUESTED

The project is requesting the following discretionary entitlements:

a. **Vesting Tentative Tract Map (VTTM) No. 53295** Approval of the Vesting Tentative Tract Map is requested to subdivide the Entrada site into 408 single-family lots, 39 condominium lots for multi-family units, 17 commercial lots, and lots for, among other uses, recreation, park, school site, and open space. The proposed map would subdivide the site into a total of 560 lots.

b. **General Plan Amendment No. 201000001 and 20100002.** An amendment to the Land Use Policy Map of the Countywide General Plan and the Santa Clarita Valley Area Plan is requested to revise land use designations. Amendments to other Countywide General Plan policy maps, including Special Management Area, Conservation and Open Space, Housing Development and Neighborhood Development and General Development Policy may also be required.

General Plan:

Existing

Los Angeles Countywide General Plan	
Land Use Designation	**Acres**
R (Non-Urban)	208.5
1 (Low Density Residential, 1-6 du/ac)	1.5
C (Commercial)	173.2
Total	382.3

Proposed:

Los Angeles Countywide General Plan	
Land Use Designation	**Acres**
R (Non-Urban)	0.0
1 (Low Density Residential, 1-6 du/ac)	1.5
3 (Medium Density, 12-22 du/ac)	325.0
C (Commercial)	56.7
Total	382.3

Santa Clarita Valley Area Plan:

Existing

Santa Clarita Valley Area Plan	
Land Use Designation	**Acres**
HM (Hillside Management)	234.7
N1 (Non-Urban 1, 0.5 du/ac)	41.2
U1 (Urban 1, 1.1–3.3 du/ac)	13.9
C (Commercial)	92.5
Total	382.3

Proposed:

Santa Clarita Valley Area Plan	
Land Use Designation	**Acres**
U1 (Urban 1, 1.1–3.3 du/ac)	1.5
U2 (Urban 2, 3.4-6.6 du/ac)	140.8
U3 (Urban 3, 6.7-15 du/ac)	177.9
C (Commercial)	62.1
Total	382.3

c. **Zone Change No. 00-210** The Zone Change request would change the existing A-2-5 (Heavy Agriculture, 5 acre minimum) and C-3 (Unlimited Commercial) zoning to RPD-5,000-4U (Residential Planned Development - 4 dwelling units per acre), RPD-5000-8U (Residential Planned Development - 8 units per acre) and C-3-DP (Unlimited Commercial, Development Program)

Existing

Zone	Acres
A-2-5	362.0
C-3	18.8
C-R	1.5
Total	382.3

Proposed:

Zone	Acres
RPD-5000-4U	140.8
RPD-5000-8U	177.9
C-3-DP	58.2
C-3	3.9
C-R	1.5
Total	382.3

d. **Conditional Use Permit No. 00-210** The CUP would (a) authorize on-site and off-site grading in excess of 100,000 cubic yards, and (b) Residential Planned Development (RPD) and Development Program (-DP) zoning

e. **Oak Tree Permit No. 200700018** The County Zoning Code contains provisions protecting trees of the oak genus. As a result, the removal or damage of certain "protected" oak trees is unlawful without a permit (Los Angeles County Zoning Code, Section 22.56.2050). An Oak Tree Permit is required for the removal of 65 of the 102 oak trees and encroachment into the protected dripline of 12 oak trees located on the project site.

f. **Parking Permit No. 200700013** The Parking Permit is requested to authorize shared and reciprocal parking across lot lines.

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to *State CEQA Guidelines* section 15063, the Los Angeles County Department of Regional Planning prepared an Initial Study (see attached **Initial Study**) and determined that a project EIR is required. The Initial Study provides a preliminary analysis of potential environmental effects to be analyzed in the Entrada Project EIR. The Initial Study determined that the Entrada project may have potentially significant effects relative to the various impact categories, including: hazards (geotechnical, flood, fire and noise), resources (water quality, air quality, biota, cultural resources, agricultural resources and visual qualities), services (traffic/access, sewage disposal, education, fire/sheriff), utilities) and other (environmental safety/hazardous materials and land use and recreation).

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. This meeting will be held at Rancho Pico Junior High School, 26250 W. Valencia Boulevard, Stevenson Ranch, CA 91381 on July 28, 2010 from 6:00 PM to 8:00 PM.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the Notice of Preparation will be from **July 1, 2010 to August 14, 2010.** Copies of the NOP are available for review at Valencia Library, 23743 West Valencia Boulevard, Santa Clarita, California; Newhall Library, 22704 West 9th Street, Newhall, California; Canyon County Jo Anne Darcy Library, 18601 Soledad Canyon Road, Canyon County, California, and Castaic Library, 27971 Sloan Canyon Road, Castaic, California; as well as the Department of Regional Planning website: http://planning.lacounty.gov/. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than **August 14, 2010**. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency:

Ms. Maral Tashjian
County of Los Angeles Regional Planning Department
Special Projects Section
320 W. Temple St., Room 1340
Los Angeles, California 90012
Tel (213) 974-1516
Fax (213) 626-0434

STAFF USE ONLY

PROJECT NUMBER: *No. 00-210-(05)*
CASES: *VTTM No. 53295*
PA No. 201000001
PA No. 201000002
ZC No. 00-210
CUP No. 00-210
OTP No. 200700018
PKP No. 200700013

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: April 27, 2010 Staff Member: *Maral Tashjian*

Thomas Guide: pg. 4550 USGS Quad: *Newhall*

Location: The proposed project, "Entrada," is located west of Interstate 5 and the Old Road, south of Six Flags Magic Mountain Theme Park, north of the existing community of Westridge, and east of the Newhall Ranch Specific Plan boundary. The APN numbers for the project are 2826-008-036, 2826-009-078, 2826-134-028.

Description of Project: The project proposes to create 560 lots within the tract map site area, including 1,640 dwelling units including 408 single-family residences and 1,232 multi-family residences, 726,000 square feet of commercial development interchangeable for office or retail development, an elementary school, public facilities, a public park, two private recreation centers, private drives, and natural and manufactured open space areas.

In addition to the tract map site area, the project includes off-site project-related components consisting of road improvements along portions of Magic Mountain Pkwy, Media Center Drive, Commerce Center Drive, and Westridge Parkway. Other project-related improvements consist of a water tank and booster station, sewer improvements, a water quality basin, debris basins, storm drain/flood control improvements, access roads, and off-site grading (borrow site) to the west of the project. The project proposes 8.1 million cubic yards of on-site and off-site grading, with 7.4 million cubic yards to be balanced on site.

A small portion of the project takes access from the Old Road but the majority of the site would take access from Magic Mountain Parkway, which would be extended westerly from its existing terminus, ultimately connecting with Commerce Center Drive. The extension of Westridge Parkway would provide access at the western boundary of Entrada. A network of public streets and a series of private streets and drives would provide for internal circulation and connection to Magic Mountain and Westridge Parkway.

Gross Acres: Project acreage is approximately 515 acres including the 382.3-acre tract map site and 132.7 acres of off-site improvements (Project Site) that are located beyond the tract map site, but are part of the project.

Environmental Setting: The project site is vacant and undeveloped. Some portions of the project site are crossed by dirt roads constructed for oil rig access. The access roads lead to drill pads of various size and configuration. The oil wells located at these drill pads have been abandoned and there are no active wells on the project site. The pads are generally flat and level, and often consist of areas of cut and areas of fill. Elevations on the project site range from approximately 900 feet above sea level to approximately 1,400 feet above sea level.

Native and naturalized habitats within the Entrada site are representative of those found in this region and provide examples of those plant communities found in the Santa Susana Mountains. California sagebrush scrub, undifferentiated chaparral, and annual grasslands are the major upland plant communities on the site. Ephemeral and intermittent drainages on site provide habitat for alluvial scrubs. Oak trees are present on the project site. The site is bounded by The Old Road to the east, Magic Mountain Theme Park to the north, vacant land to the west and a Southern California Edison overhead power line corridor to the south. Two pending projects "Mission Village," Vesting Tentative Tract Map 61105 and "Legacy," Vesting Tentative Tract Map 61996 are located westerly of the project site. Additionally, two existing Southern California Edison power pole easements (pole lines are not active) would be vacated, one Southern California Gas easement (gas line is active) would remain, and other various easements would be vacated. The San Fernando Spineflower has been documented with a portion of the Entrada project near Magic Mountain Parkway and The Old Road.

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Parking Permit No. 200700013 The Parking Permit is requested to authorize shared and reciprocal parking across lot lines.

Major projects in area:

PROJECT NUMBER	DESCRIPTION
Landmark Village (VTTM 53108); Project No. 00-196	*1,444 residential units; elementary school; community park; and approximately 1,033,000 square feet of commercial building area*
Mission Village (VTTM 61105); Project No. 04-181	*4,412 residential units; elementary school; community park; and, approximately 1,555,100 square feet of commercial building area*
Homestead (VTTM 60678); Project No. TR060678	*5,777 residential units; 2 elementary school; and, approximately 1,250,000 square feet of commercial building area*
Legacy (VTTM 61996); Project No. 061996	*3,457 dwelling units, 859,647 square feet of commercial building area; community park*
Valencia Commerce Center (PM 180108); Project No. 87150	*3,602,168 square feet of industrial and commercial business park uses*
Chiquita Canyon Landfill; Project No. R2004-00559	*Public sanitary landfill*
Sterling Industrial Map TM 060030	*1,350,000 square feet of industrial*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ Caltrans
- ☒ South Coast Air Quality Management District

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ U.S. Fish and Wildlife

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ Saugus Elementary School District
- ☒ Newhall School District
- ☒ William S. Hart High School District
- ☒ Fernandeno Tataviam Band of Mission Indians
- ☒ Valencia Water Company
- ☒ Castaic Lake Water Agency
- ☒ City of Santa Clarita
- ☒ City of Los Angeles

Regional Significance

- ☐ None
- ☒ SCAG Criteria
- ☒ Air Quality
- ☒ State Water Project
- ☐ Santa Monica Mtns. Area

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: Geotechnical & Materials Engineering Division, Watershed Management, Traffic & Lighting, Drainage & grading
- ☒ Department of Public Health
- ☒ Fire Department
- ☒ Sheriff Department

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	8	☐	☐	☒	*Grading Impacts*
	2. Flood	10	☐	☐	☒	*Mass grading would revise existing on-site drainage patterns*
	3. Fire	11	☐	☐	☒	*Located in Fire Zone 4*
	4. Noise	12	☐	☐	☒	*I-5, Magic Mountain Theme Park*
RESOURCES	1. Water Quality	13	☐	☐	☒	*Development impacts associated with water quality*
	2. Air Quality	14	☐	☐	☒	*The project site is in a region of nonattainment.*
	3. Biota	16	☐	☐	☒	*San Fernando Spineflower, Oak Trees*
	4. Cultural Resources	18	☐	☐	☒	*Potential exists for cultural resources*
	5. Mineral Resources	19	☐	☐	☒	*Mineral resources may be contained on the project site*
	6. Agriculture Resources	20	☐	☐	☒	*There are agricultural resources on the project site*
	7. Visual Qualities	21	☐	☐	☒	*Development would occur on primarily vacant land*
SERVICES	1. Traffic/Access	22	☐	☐	☒	*Traffic would be generated where there is little to no existing traffic generation*
	2. Sewage Disposal	24	☐	☐	☒	*Adequate wastewater treatment capacity*
	3. Education	25	☐	☐	☒	*School Facility Capacity*
	4. Fire/Sheriff	26	☐	☐	☒	*New development would require additional fire and police services to the project sites.*
	5. Utilities	27	☐	☐	☒	*A 610 water assessment report would be required to analyze the availability and supply of water for the project; gas and electrical use would increase from the negligible amount used on the project site presently*

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
OTHER	1. General	29	☐	☐	☒	
	2. Environmental Safety	30	☐	☐	☒	*Former oil well sites are located on the project site*
	3. Land Use	33	☐	☐	☒	*Change from undeveloped use to mixed use development*
	4. Pop/Hous./Emp./Rec.	34	☐	☐	☒	*Mixed-use development would create an increase in population, housing, and employment and result in a need for additional recreational facilities.*
	5. Mandatory Findings of Significance	35	☐	☐	☒	*The project has the potential to substantially degrade the quality of the environment wildlife species, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of a rare or endangered plant or animal The project also has the possibility to create environmental effects that are individually limited but cumulatively considerable and could create a substantial adverse effect. Potential air quality impacts (including climate change and green house gas) could cause substantial effects.*

ENVIRONMENTAL FINDING:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the *California Environmental Quality Act (CEQA) Guidelines* and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the *State CEQA Guidelines* and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Maral Tashjian* Date: June 29, 2010

Approved by: *Samuel Dea* Date: June 29, 2010

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *While the project site is not located in any known active or potentially active fault zone, all of Southern California is located in a seismically active geotechnical region.(Source: Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 53295, Entrada, R.T Frankian & Associates 2010.)*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *The Entrada site contains landslides. The landslides within the grading areas would be removed by the planned cuts and/or would be removed by the recommended remedial removals. (Source: Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 53295, Entrada, R.T Frankian & Associates 2010.)*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *Portions of the Entrada site plan have high slopes. Geologic materials within the project site include the Saugus Formation and engineered and non-engineered fill. The Saugus Formation underlies the entire site and consists of massive to well bedded, fine to coarse sandstone interbedded with matrix supported coarse sand and gravel conglomerate. Sandy siltstone is encountered locally. The rock is generally weakly cemented with alkaline earth carbonates and is friable. The rock is generally unjointed. Terrace deposits cap the Saugus Formation over several of the project planning areas. Terrace deposits consist of massive to poorly bedded sand, gravel, and silt. Cobbles and boulders are common. The unit is loose and poorly consolidated.* *Large masses of artificial fill are located on the project site. These fill masses were placed for access roads and drill pads for oil exploration. It appears that the fill was generated on site by the road cuts. The method of placement and quality of these materials is unknown. They would have to be removed and recompacted during tract grading. Certified Engineered Fill was placed during construction of the extension of Magic Mountain Parkway. Surficial slope failures have been mapped on the natural slopes of the project site.*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction could also be experienced at isolated liquefactions prone soils (State of California Seismic Hazard Zones Map- Newhall Quad). Groundwater is generally deeper than 40 feet. (Source: Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 53295, Entrada, R.T Frankian & Associates 2010.)*
e.	☒	☐	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The Entrada project site includes an elementary school located south of Magic Mountain Parkway. Residential uses are also considered sensitive uses, which are proposed by the project.*

f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *Development of the Entrada project site would require a total of 8.1 million cubic yards of grading. The project site has 220.7 acres of existing slope of over 25% which is 58% of the total project area of 382.3 acres.*
g.	☐	☐	☒	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? *Given surrounding soil types, it can be expected that portions of the Entrada site may contain expansive claystone beds that have been found to occur within the Saugus Formation.*
h.	☐	☒	☐	Other factors? *There are no other known factors for the project site.*

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Yes, on the northwesterly portion of the project site.*
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *The project site is designated Zone D by FEMA, meaning it is an area in which flood hazards are undetermined but possible.(Source: FEMA Flood Insurance Rate Map panel No. 06037C0815F)*
c.	☒	☐	☐	Is the project site located in or subject to high mudflow conditions? *Given the grades on some portions of the project site there is a potential for high mudflow conditions should a landslide occur during the rainy season.*
d.	☒	☐	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off? *Earthwork during site development would have the potential to increase erosion and deposition during periods of heavy rain.*
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *The grading effort for the proposed project would substantially change existing drainage patterns on the site.*
f.	☐	☒	☐	Other factors (e.g., dam failure)? *The project site is located downstream from Castaic Lake Dam. This dam is designed in conformance with state requirements and failure of the dam is considered extremely unlikely.*

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Section 308A ☒ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *The project site is located in a Very High Fire Hazard Severity Zone (Fire Zone 4). (Source: Los Angeles County Fire Department, 2005)*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *Streets would be designed to Fire Department standards.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *At project buildout, no streets within the proposed project would have more than 75 dwelling units on a single access.*
d.	☒	☐	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *Presently the project site does not have adequate water and pressure to meet fire flow standards, as both sites are relatively vacant properties.*
e.	☒	☐	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The project site is located adjacent to Magic Mountain Theme Park, which can be assumed to store hazardous materials such as fuels and oils.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? *The proposed project does not propose any use that would be considered a potentially dangerous fire hazard.*
g.	☐	☒	☐	Other factors? *There are no other factors on the project site that would create other fire impacts.*

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☒ Fuel Modification / Landscape Plan

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *The project is located in close proximity to I-5, and portions of the project site are adjacent to Magic Mountain Parkway and Magic Mountain Entertainment Theme Park, which are high noise sources.*
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The project site includes an elementary school located south of Magic Mountain Parkway. Residential uses are also considered sensitive uses, which are proposed by the project.*
c.	☒	☐	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *Because the project site is vacant, development of the site would substantially increase existing ambient noise levels. It can be expected that the project would generate normal traffic sounds of residential living, commercial parking lot noise, recreational game noise, and elementary school noises.*
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *The project may create substantial temporary or periodic increases in ambient noise levels.*
e.	☐	☒	☐	Other factors? *The proposed project would not generate other noise factors not examined above.*

STANDARD CODE REQUIREMENTS

☐ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The proposed project would discharge stormwater and runoff to Santa Clara River Reach 5. Reach 5 of the Santa Clara River is listed for chloride, coliform, and nitrate-nitrogen plus nitrite-nitrogen. A gauging station is located in the Santa Clara River to test for constituent impacts. (A gauging station is a location used by hydrologists or environmental scientists to monitor and test terrestrial bodies of water. Various hydrometry readings are made at gauging stations such as volumetric flow rate and water quality). The proposed project would not use individual/private water wells.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *The proposed project would not use a private sewage disposal system.*
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☒	☐	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *Sediments from construction activities could create turbidity issues in stormwater runoff. A Water Quality Technical Report will be prepared for the project.*
d.	☒	☐	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *Post-development activities could potentially degrade the quality of stormwater runoff and contribute pollutants to the storm water conveyance system and receiving water bodies. A Water Quality Technical Report will be prepared for the project.*
e.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to water quality impacts.*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code – Ordinance No.7583, Chapter 5

☐ Plumbing Code – Ordinance No.2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? *The project proposes 1,640 dwelling units and 726,000 square feet of commercial development, interchangeable for office or retail development.*
b.	☒	☐	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The project proposes one elementary school, which is considered a sensitive use that would be located in relatively close proximity to I-5. Residential uses are also considered sensitive uses, which are proposed by the project.*
c.	☒	☐	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? *Given that the project site is located in an area of non-attainment it can be expected that certain AQMD thresholds of significance would be exceeded.*
d.	☒	☐	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Given the amount of grading proposed to develop the project site (8.1 million cubic yards), the amount of dust generated could be considered excessive.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan? *The project would not conflict with or obstruct implementation of the applicable air quality plan.*
f.	☒	☐	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *It is expected that the project would exceed certain air quality standards and would contribute to exceedance of certain air quality standards in the Santa Clarita basin. Please see response "c" above.*
g.	☒	☐	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? *The proposed project would contribute cumulatively to the Santa Clarita basin, which is presently in nonattainment status. The South Coast Air Basin is currently classified by the U.S. EPA as a severe-17 nonattainment area for the 8-hour 0_3 standard, and a serious nonattainment area for PM_{10}. The Basin is also classified as nonattainment for $PM_{2.5}$. The California Air Resources Board has designated the Basin as extreme nonattainment for O_3 with respect to the 1-hour standard, and a nonattainment area for PM_{10}*
h.	☒	☐	☐	Other factors? *Green House Gases/Global Climate Change will be addressed in the EIR.*

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *The project site is not located within an SEA. The project site is relatively undisturbed and natural area.*
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Grading and fire clearance would remove substantial amounts of natural habitat areas.*
c.	☒	☐	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? *An Unnamed channel may touch the northwestern-most property boundary of the project site.*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *Coastal scrub, Chaparral scrub, Alluvial scrub, and Big Sagebrush scrub are present on the project site.*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *An oak tree survey conducted on the project site includes trees within the project boundary, in off-site locations where development associated with the project would occur and within 200 feet of proposed grading activity. An Oak Tree Permit is required for the removal of 65 of the 102 oak trees and encroachment into the protected dripline of 12 oak trees located on the project site.*

f. ☒ ☐ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

The project site has the following known sensitive species located on-site or in the project area:

- *Mainland cherry (*Prunus ilicifolia *ssp.* Ilicifolia)
- *Parish's sagebrush* (Artemisia tridentata *ssp.* Parishii)
- *Peirson's morning-glory* (Calystegia peirsonii)
- *Slender mariposa lily* (Calochortus clavatus var. gracilis)
- *Southern California black walnut* (Juglans californica *var.* californica)
- *San Fernando Valley spineflower, Cooper's Hawk* (Accipiter cooperii), *Golden Eagle* (Aquila chrysaetos)
- *Loggerhead Shrike* (Lanius ludovicianus)
- *Turkey Vulture* (Cathartes aura), *White-Tailed Kite* (Elanus leucurus)
- *Black-Crowned Night-Heron* (Nycticorax nycticorax), *Nuttall's Woodpecker* (Picoides nuttallii)
- *Western Yellow-Billed Cuckoo* (Coccyzus americanus occidentalis)
- *Yellow Warbler* (Dendroica petechia brewsteri)
- *California Horned Lark* (Eremophila alpestris)
- *Allen's Hummingbird* (Selasphorus sasin)
- *Costa's Hummingbird* (Calypte costae)
- *Southern California Rufous-Crowned Sparrow* (Aimophila ruficeps canescens)
- *Oak Titmouse* (Baeolophus inornatus), *Western Red Bat* (Lasiurus blossevillii)
- *Yuma Myotis* (Myotis yumanensis), *Monarch Butterfly* (Danaus plexippus)
- *San Diego Desert Woodrat* (Neotoma lepida)
- *Mule Deer* (Odocoileus hemionus)

g. ☒ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

Wildlife corridors and open space linkages are limited as a result of existing and proposed development. The Magic Mountain Theme Park, I-5 freeway, and Westridge community exist to the north, east, and south of the project site. The proposed Legacy and Mission Village developments to the northwest and southwest would also impede wildlife movement.

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? *There are oak trees on the project site. Known cultural resources are located within approximately 1.25 miles north of the project site.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *The project site could contain rock formations that might indicate the potential for paleontological resources.*
c.	☐	☐	☒	Does the project site contain known historic structures or sites? *The project site could contain known historic structures or sites.*
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *The proposed project could have the potential to cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5 because there are no known historical or archaeological resources exist on the site.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *The project would not directly or indirectly destroy any known unique paleontological resource, site, or feature.*
f.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to archaeologic, cultural, and paleontologic impacts.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *The project site contains 13 inactive and abandoned oil wells. Abandoned oil wells will be addressed in the Entrada EIR under Hazardous Materials.*
b.	☐	☐	☒	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The project site is not identified as a "locally-important mineral resource recovery site" or a "regionally significant construction aggregate resource area" by the County of Los Angeles General Plan, or the Santa Clarita Valley Areawide Plan.*
c.	☒	☐	☐	Other factors? *The project site is located in the MRZ-3 zone, which indicates that mineral deposits are expected to occur in this area, but the extent of such deposits is unknown at this time.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *According to the Farmland Mapping and Monitoring Program (FMMP), the project site is predominantly categorized as "Grazing Land," with some "Prime Farmland" area to the northwest. There are also some areas categorized "Urban and Built-up Land" and "Other Land."*
b.	☒	☐	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project site does not contain a Williamson Act holding. There are no lands covered by the Williamson Act in Los Angeles County. However the site is zoned for agricultural use.*
c.	☒	☐	☐	Would the project involve other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use? *The project site is not located adjacent to any sites that would result in the conversion of Farmland to non-agricultural use.*
d.	☐	☐	☒	Other factors? *The proposed project could result in the loss of forest land or conversion of forest land to non-forest use*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *The project site is visible from The Old Road and I-5. The section of I-5 adjacent to the site is designated as a First Priority Scenic Route (Proposed for Further Study) by the Los Angeles County General Plan; however, no development restrictions are associated with this designation.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The proposed project would not be substantially visible or obstruct views from a regional hiking or riding trail.*
c.	☒	☐	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *While there are no unique aesthetics features on the project site, the site is undeveloped in a developing area.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *Project mix and style, including bulk and height and bulk would not be considered out of scale with projects presently being proposed on the Mission Village project site of the Newhall Ranch Specific Plan area and the existing Westridge development.*
e.	☒	☐	☐	Is the project likely to create substantial sun shadow, light or glare problems? *The transformation of the currently undeveloped site into a residential and commercial center and changes in the night sky over the project site from nighttime illumination may be noticeable to motorists traveling within the I-5 corridor. Direct views of the site, however, would be limited to a few areas on the site and to a non-sensitive (motoring) audience. However, those areas of the project site adjacent to the Magic Mountain Theme Park would create negligible nighttime light and glare sources given the existing light sources at the amusement facility.*
f.	☒	☐	☐	Other factors (e.g., grading or landform alteration)? *The viewshed would be substantially altered with the movement of 8.1 million cubic yard of earth.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *The proposed project consists of 1,640 dwelling units including 408 single-family residences and 1,232 multi-family apartments/condominiums.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *The proposed project roadway system would be designed to County of Los Angeles roadway standards that when implemented would consequently avoid hazardous traffic conditions.*
c.	☐	☐	☒	Will the project result in parking problems with a subsequent impact on traffic conditions? *Although it is anticipated that parking would be provided to meet or exceed that required by the Los Angeles County Zoning Code to serve all proposed uses, it is expected that not all off-street, required parking would be located on the same lot as the use it is intended to serve. Instead, the parking may be off site, or on an adjacent or nearby lot or private drive, but conveniently accessible. Therefore, a parking permit has been requested to allow for off-site and reciprocal parking between lots.* *A shared parking permit has been requested in the event that future uses are found to be able to appropriately share parking due to the nature of the uses or the ability of the employers to provide incentives to limit the number of parking spaces needed. At this time, it is impossible to determine precisely how such a shared parking arrangement would work as specific uses have not been established but at such time as specific uses are determined, a parking plan based on a parking demand study could be prepared and submitted. Such a parking plan would demonstrate the need for less than required parking based on established criteria or alternatively may propose options for adding parking, such as construction of a parking structure or other parking facility.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *The proposed project roadway system would be designed to County of Los Angeles roadway standards that when implemented would consequently provide adequate access during an emergency.*
e.	☐	☐	☒	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *Because the project proposes 1,640 dwelling units, and the project is located in a heavily trafficked area, the project may contribute to CMP impacts.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? *The proposed project, by its design, would not conflict with adopted policies by plans or programs supporting alternative transportation. Bus stops and bike lanes have been incorporated into the Entrada VTTM.*

g. ☐ ☒ ☐ Other factors?

There are no other known factors associated with the project that would contribute to traffic/access impacts.

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The projected capacity of the Saugus and Valencia Wastewater Reclamation Plant (WRP) is 37.1 million gallons per day (mgd), which would include the combined permitted capacity of 19.1 mgd plus 18.0 mgd of projected future capacity available at the existing plant sites. Analysis in the EIR would be required to determine if there is capacity available.*
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site? *There are existing sewer lines in The Old Road and along Magic Mountain Parkway. It is expected that an approximately 24 inch sewer line located in Magic Mountain Parkway would be required to serve the proposed project and other projects.*
c.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to sewage disposal impacts. Septic tanks would not be allowed within the project.*

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create capacity problems at the district level? *It is unknown if capacity impacts would be experienced at the district level. An elementary school is proposed for the project site. A portion of the site is located in the Newhall School District and a portion is located in the Saugus Union School District and the William S. Hart High School District.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site? *An elementary school site is proposed on the project site that would serve not only the project site but surrounding communities as necessary.*
c.	☐	☐	☒	Could the project create student transportation problems? *It is unknown if students from nearby communities would be required to attend these schools and whether transportation for students would be a problem.*
d.	☒	☐	☐	Could the project create substantial library impacts due to increased population and demand? *An increased population associated with the proposed project, would consequently generate an increased demand for library services.*
e.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to education impacts.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The project proposed both residential and commercial/office uses. Consequently, traffic would be generated and traffic collisions would most likely occur. The increase in the number of persons at the site would generate the need for medical assistance by fire personnel and for fire suppression emergencies.*
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area? *There are no known special fire or law enforcement problems associated with the projects or the general area.*
c.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to Fire/Sheriff Services impacts.*

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *Much of the water used in the Santa Clarita Valley, including that to be used by the proposed project, comes from the State Water Project (SWP), which is a complex collection of water infrastructure projects of which the California Aqueduct is perhaps the most visible. The SWP delivers all or some portion of set supply amounts to local water agencies each year, depending on conditions. A will-serve letter has been received from the Valencia Water Company indicating that adequate water is available for the proposed project.*
b.	☒	☐	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *The project site is located in an area with a known and adequate water supply. However, since there is no development on the site, there is no existing water pressure on the site to meet fire fighting needs.*
c.	☐	☐	☒	Could the project create problems with providing utility services, such as electricity, gas, or propane? *The rate of use of gas and electricity would increase when compared to existing conditions.*
d.	☒	☐	☐	Are there any other known service problem areas (e.g., solid waste)? *Solid waste disposal is considered a finite resource in the County of Los Angeles. The proposed project would generate solid waste and contribute to limited capacity of landfills.*
e.	☒	☐	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? *Development of the project site would create a demand for parkland use. See above regarding provision of utilities, roads, fire/police services, schools, libraries, etc.*
f.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to utilities/other services impacts.*

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *The proposed project would be required to be constructed to the latest energy and building standards. Consequently, it is expected that there would not be an inefficient use of energy resources.*
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The project site is currently a vacant parcel. As proposed, the project would change the character of the site. However, the project is located adjacent to existing development. The adjacent areas to the site include both commercial and residential uses—both of which are proposed on the Entrada site. While development of the site would result in major changes, these changes are consistent with the character and scale of the adjacent community (existing and proposed).*
c.	☐	☐	☒	Will the project result in a significant reduction in the amount of agricultural land? *The project site is used for grazing and the off-site water quality basin is located on irrigated agricultural land.*
d.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to general impacts.*

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Are any hazardous materials used, transported, produced, handled, or stored on site? *A progress report on oil well issues on the project site was prepared on December 8, 2006. Oil wells were located using geophysical and other methods as they were not located under the identified standpipes. After each well was located, the well covers were removed by a certified oil-field welder. The excavations were prepared for Division of Oil, Gas and Geothermal Resources (DOGGR) leak testing by laying back the slopes and creating a DOGGR compliant access ramp. DOGGR leak tested each well on September 27, 2005. No wells were noted by DOGGR as leaking. Each well head was marked for future access using a sucker rod and identifier plate welded to the well head cover. The excavations were backfilled but not compacted.*
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on site? *The project does not propose to use any pressurized tanks or to store hazardous wastes on site.*
c.	☐	☐	☒	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Residential units would be located within 500 feet of the project boundary.*

d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *The quality of the groundwater available from the Alluvial aquifer upstream of the project site has been tested. The wells expected to be used are approved by the State Department of Public Health (DPH) and are located just northeast of the Newhall Ranch Specific Plan site in the Valencia Commerce Center. Laboratory testing completed in July 2009 indicates that all constituents tested were at acceptable levels for drinking water under Title 22. Tests conducted for perchlorate indicated "non-detect," meaning no perchlorate was detected. Groundwater monitoring in Alluvial aquifer wells has shown both chloride and nitrate concentrations to be below (better than) the Basin Plan groundwater objectives. The Basin Plan includes groundwater quality objectives for various constituents. These objectives are designed to protect groundwater for municipal drinking water purposes. As to the potential affect that water disinfection would have on the quality of water found in the Santa Clara River and local groundwater supplies, Valencia Water Company disinfects its groundwater supply with calcium hypochlorite (65 percent available chlorine) to an average dosage of not more than 0.5 mg/L. Valencia indicates that the use of calcium hypochlorite to disinfect groundwater would slightly increase the level of chloride found in groundwater and would still be far below the secondary maximum contaminant level (MCL) for chloride of 250 mg/L. Methyl-Tertiary Butyl Ether (MTBE) has been a concern for the past several years, and on May 17, 2000, DPH adopted a primary MCL for MTBE of 0.013 mg/L. CLWA and the local water purveyors have been testing for MTBE since 1997 and, to date, have not detected it in any of the production wells.* *Total Dissolved Solids (TDS) are a measure of the dissolved cations and anions, primarily inorganic salts (calcium, magnesium, potassium, sodium, chlorides, and sulfates). High TDS levels can impair agricultural, municipal supply, and groundwater recharge beneficial uses. Results from laboratory testing conducted for the Valencia Water Company wells show that TDS levels range from 890 to 900 milligrams per liter (mg/l), which meets all water quality standards for drinking water, including the secondary standards for TDS.1*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *During the construction phase of the proposed project, there would be petrochemical products used in association with the operation of construction equipment, and various paint products associated finishing operations. It is anticipated that these materials would be used, handled, and stored in compliance with local and state guidelines. These materials would be removed from the project site once construction has been completed. During the operational phase of the project, some types of hazardous materials could be used by the industrial and commercial uses (for example, a dry cleaning establishment would use perchloroethylene). However, these uses would require permits to uses these substances, and it is not anticipated that there would be a substantial volume of hazardous materials used, produced, handled, or stored on the project site.*

1 Recirculated Draft Environmental Impact Report, Landmark Village, SCH No. 2004021002, January 2010.

f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The proposed project would not permit activities or uses that would emit hazardous emissions or handle hazardous materials, substances, or wastes within 0.25 mile of a school.*
g.	☐	☐	☒	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *It is not known if the project site is included on a list of hazardous material sites as compiled pursuant to Government Code Section 65962.5 and would as a result, cause a significant hazard to the public or environment.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The project is not located within an airport land use plan or within 2 miles of a public or private airport. A private airstrip was located on the Airport Mesa portion of the Mission Village site, which is in the vicinity of the project. The use of the site as an airstrip has been discontinued.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The Entrada project is not designed in such a manner that would impact implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.*
j.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to environmental safety impacts.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Present Los Angeles Countywide General Plan include: R (Non-Urban), C (Commercial); Community/Area Wide: N1 (Non-Urban 1 1-5 du/acre), HM (Hillside Management, U1 (Urban 1 1.-.3.3 du/acre) and C (Commercial). The project proposes to change to U2 (Urban 2) 3.3-6.6 du/acre; C (Commercial), and so long as those amendments are approved, the project would be consistent.*
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property? *Existing zoning designations include: A-2-5 and C-3. Proposed zoning designations include: RPD-5,000-4U; RPD-5,000-8U and C-3-DP. So long as those amendments are approved, the project would be consistent.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☐	☒	Hillside Management Criteria? *The proposed project is not in conformance with the Hillside Management Criteria, but would be consistent with approval of the zone change request.*
	☐	☒	☐	SEA Conformance Criteria? *The project does not encroach into an SEA.*
	☐	☒	☐	Other? *There are no other known factors associated with the project that would contribute to land use/zoning consistency impacts.*
d.	☐	☒	☐	Would the project physically divide an established community? *The project site is vacant; therefore the proposed project would not physically divide an established community.*
e.	☐	☐	☒	Other factors? *There are no other known factors associated with the project that would contribute to land use/zoning consistency impacts.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project cumulatively exceed official regional or local population projections? *The proposed project, once developed with residential units, would increase the population of the project area. Further analysis is required to determine if the proposed project would exceed official regional or local populations.*
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *All of the vacant undeveloped areas surrounding the project site have been planned for development activities. The proposed project is adjacent to planned or existing development. Given that the project is proposed adjacent to undeveloped land (although previously approved for development); the project does not have the potential to induce substantial direct or indirect growth.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *There is no development on the project site; therefore the project would not displace existing housing.*
d.	☒	☐	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? *The project proposes both residential and commercial/office uses on the project site, which would provide employment opportunities. The project is in close proximity to the Valencia Commerce Center which is located immediately east of the I-5.*
e.	☒	☐	☐	Could the project require new or expanded recreational facilities for future residents? *Because the proposed project would construct housing units, the need for recreational facilities would be realized. The project proposes a park and two private recreational areas to meet that need.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The project site is vacant and would not displace any persons requiring relocation.*
g.	☐	☒	☐	Other factors? *There are no other known factors associated with the project that would contribute to population/housing/employment/recreation impacts.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

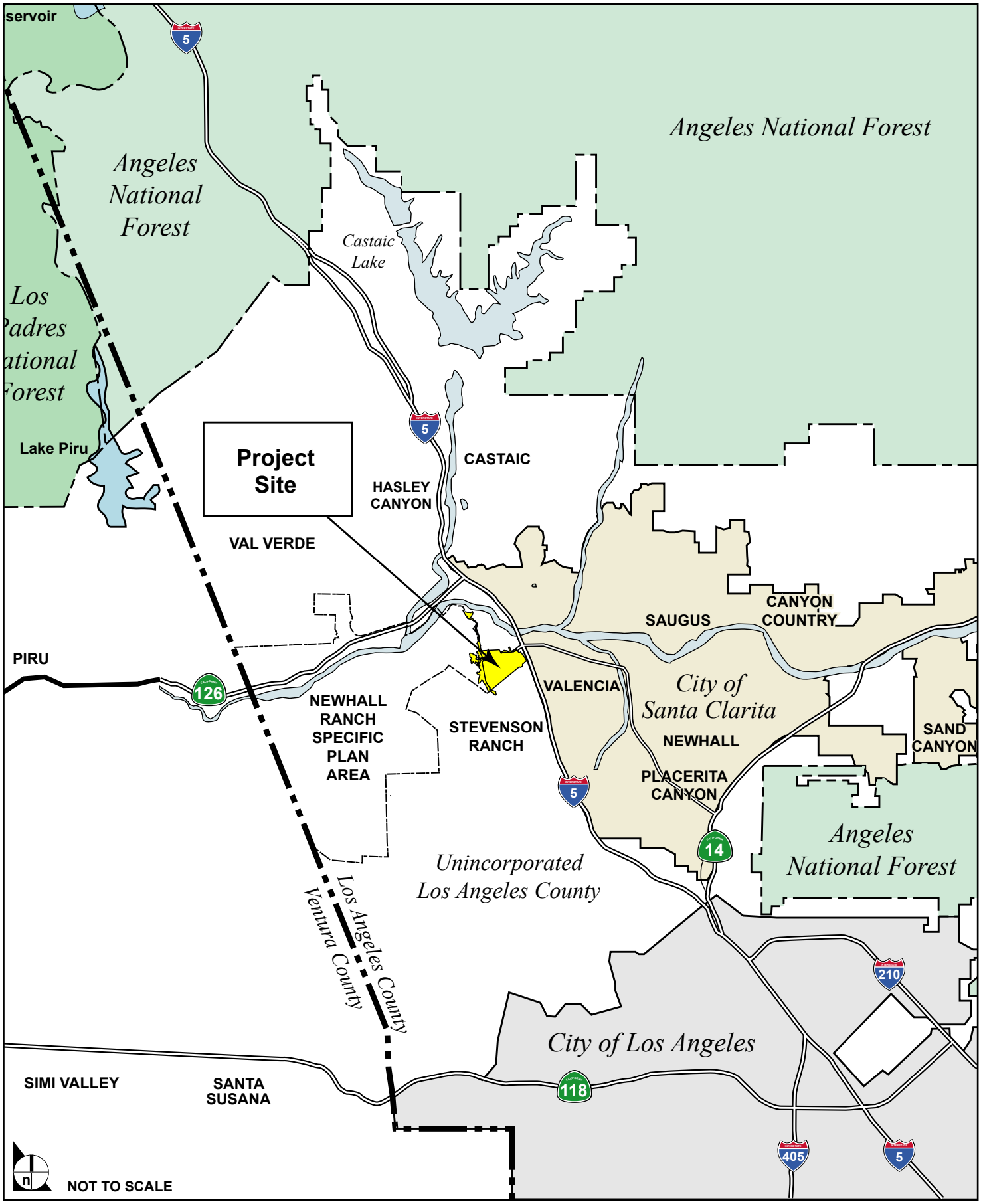
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? *There is the potential for the project to substantially degrade wildlife populations and impact the number of rare or endangered species.*
b.	☒	☐	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *The environmental topical areas of traffic, air quality, noise, biology, and water quality have the potential to be individually limited but cumulatively considerable.*
c.	☒	☐	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *The project has the potential to create substantial adverse environmental effects as a result of noise, water quality, and air quality on human being, either directly or indirectly.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

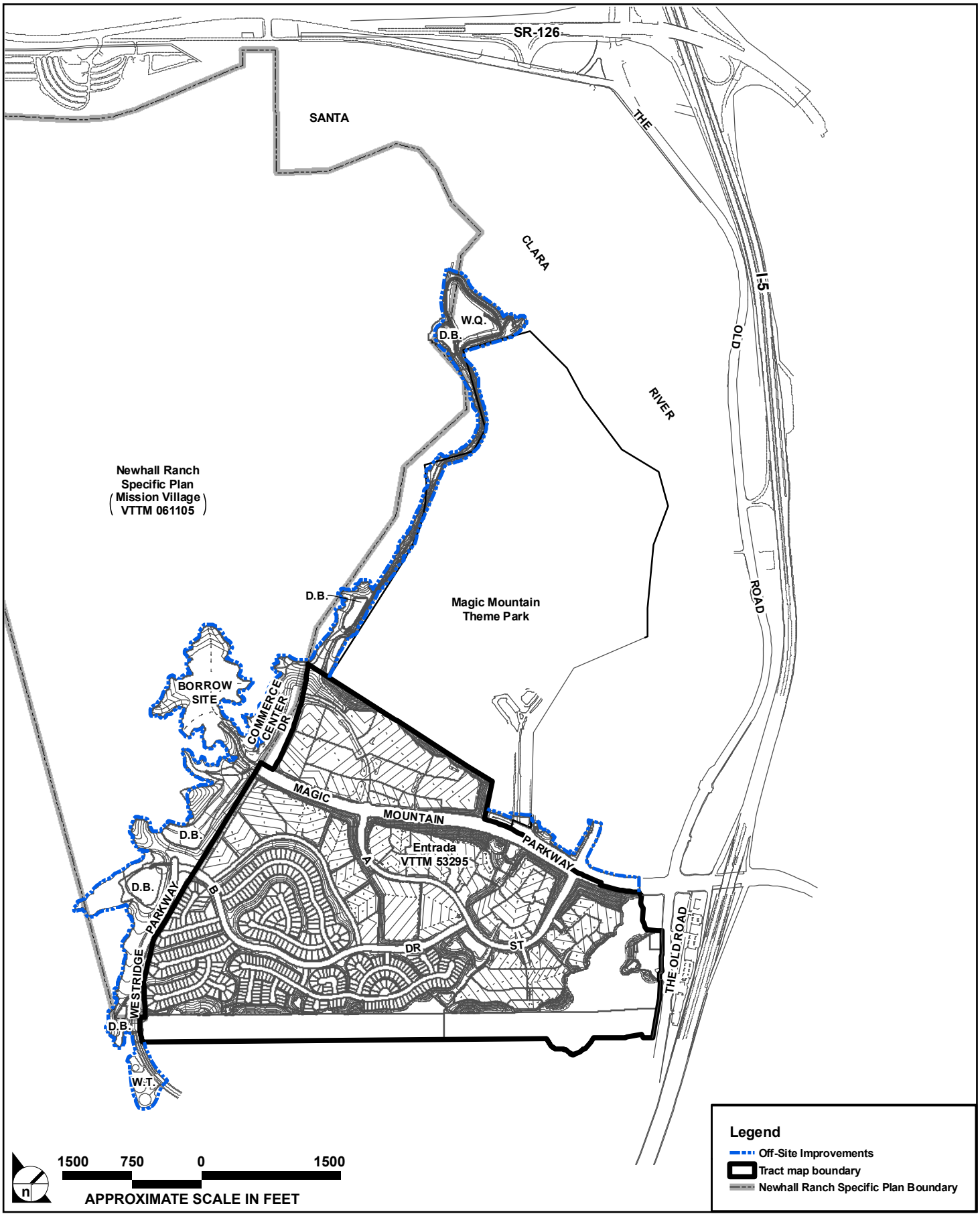


SOURCE: Impact Sciences, Inc. – June 2010

FIGURE **1**

Entrada VTTM 53295 – Vicinity Map

32-224•06/10

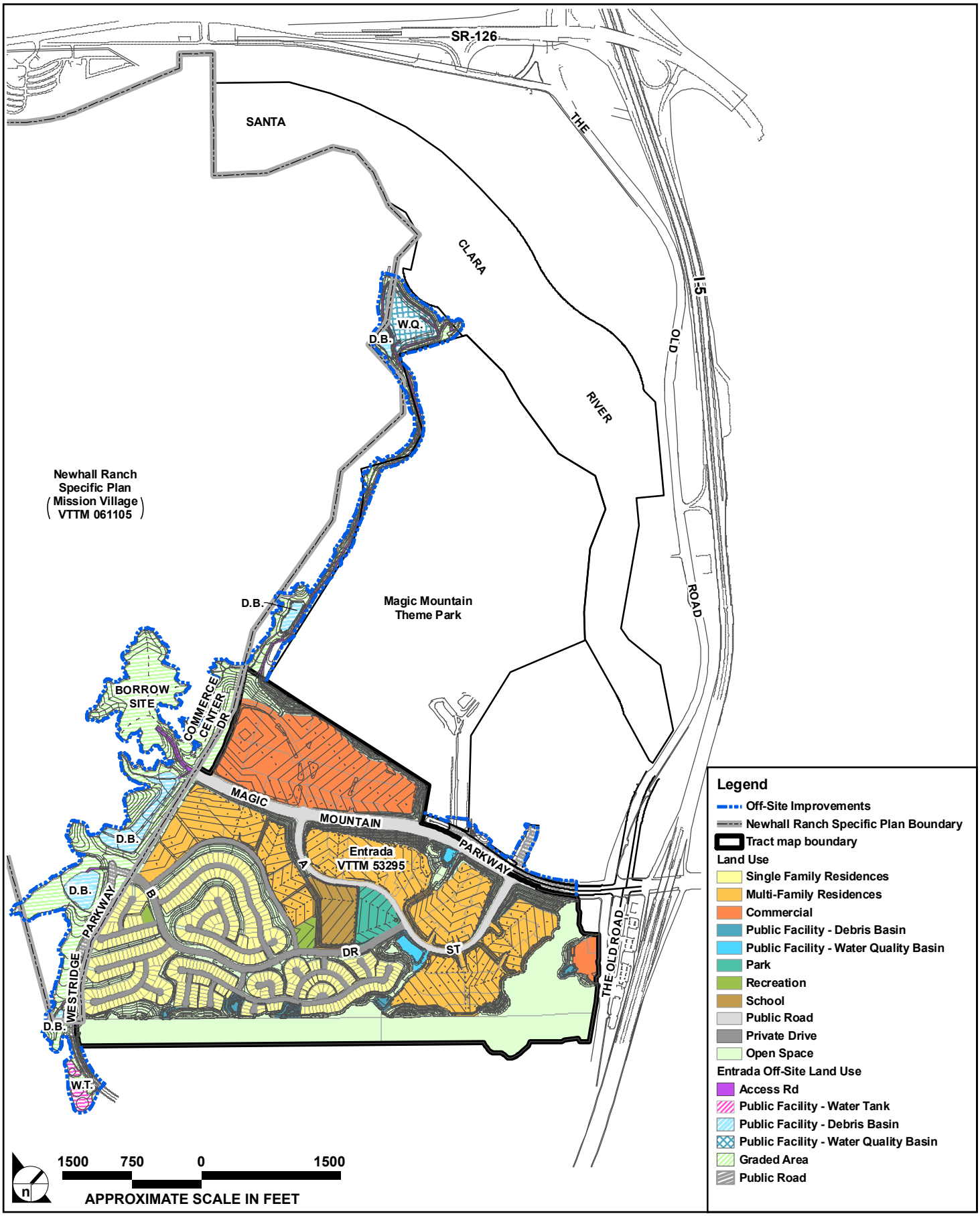


SOURCE: Alliance Land Planning & Engineering – April 2010

FIGURE **2**

Entrada VTTM 53295 - Site Plan

32-224•06/10

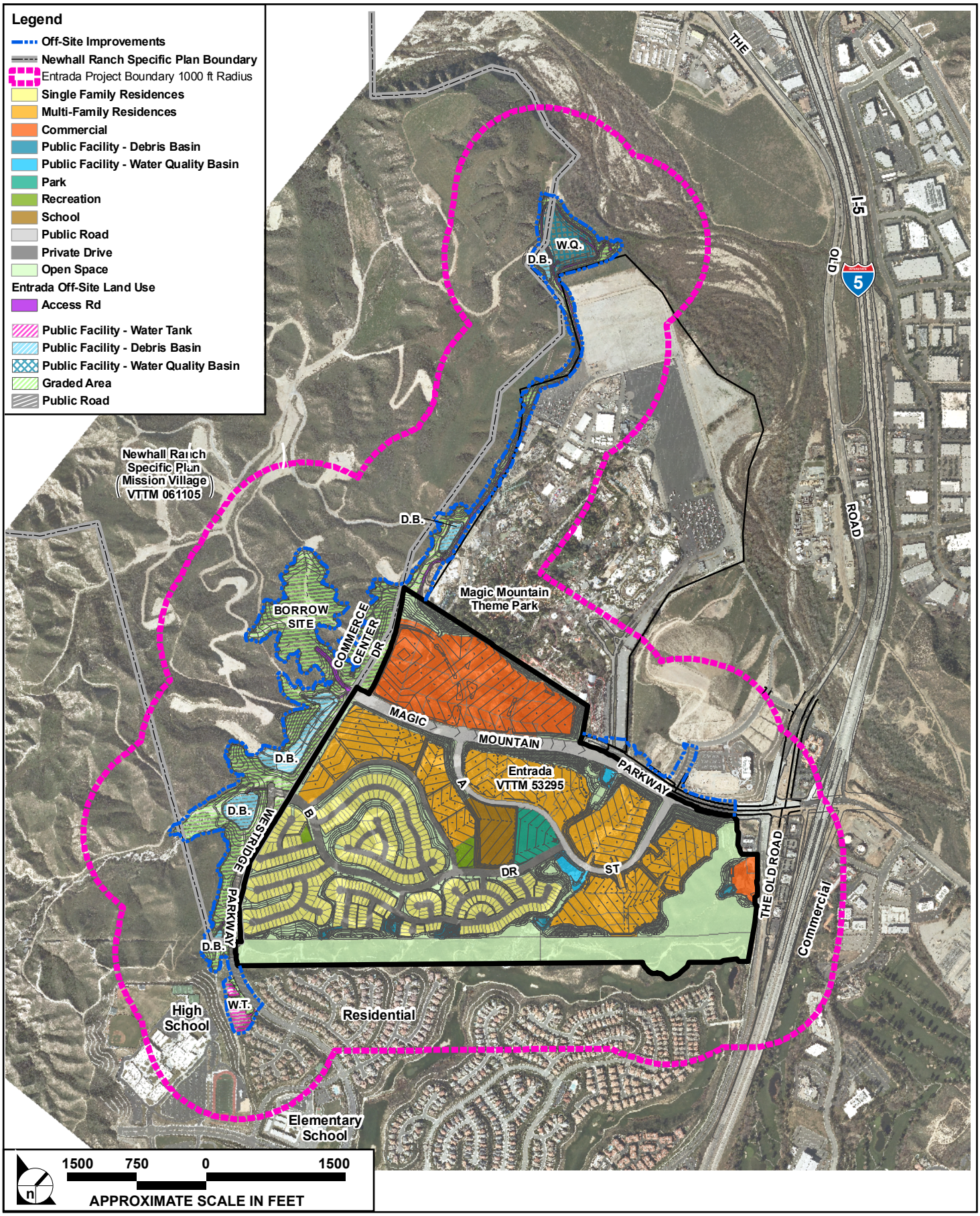


SOURCE: Alliance Land Planning & Engineering – April 2010

FIGURE **3**

Entrada VTTM 53295 – Land Use

32-224•06/10



SOURCE: Alliance Land Planning & Engineering – April 2010
Aerial Photo - Eagle Aerial Photo – May 2009

FIGURE **4**

Entrada VTTM 53295 – Surrounding Land Use

32-224•06/10

Appendix 1B

NOP Comment Letters

Comments to the NOP

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

RECEIVED
JUL 06 2010

July 1, 2010

To: Reviewing Agencies

Re: Entrada
SCH# 2010071004

Attached for your review and comment is the Notice of Preparation (NOP) for the Entrada draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ms. Maral Tashjian
Los Angeles County
320 W. Temple Street, Room 1340
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Acting Director

Attachments
cc: Lead Agency

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# 2010071004
Project Title Entrada
Lead Agency Los Angeles County

Type NOP Notice of Preparation

Description The Entrada project is proposing a total of 1,640 units including 408 single-family residences and 1,232 multi-family residences. The project will also include commercial areas, totaling 726,000 square feet of development, interchangeable for office or retail development, in addition to an elementary school, private drives, public facilities, a park, two private recreation centers and natural and manufactured open space areas throughout.

In addition to the 382.3 acre tract map site, the project also includes 132.7 acres of development at locations beyond the tract map site. There are a number of off-site project-related components consisting of road improvements including portions of the following; Magic Mountain Pkwy, Media Center Drive, Commerce Center Drive, and Westridge Parkway. Other project-related improvements consist of: a water tank and booster station, sewer improvements, a water quality basin, debris basins, storm drain/flood control improvements, access roads, and offsite grading (borrow site) to the west of the project.

A small portion of the project takes access from the Old Road but the majority of the site will take access from Magic Mountain Parkway, which will be extended westerly from its existing terminus, ultimately connecting with Commerce Center Drive. The extension of Westridge Parkway will provide access at the western boundary of Entrada. A network of public streets and a series of private streets and drives will provide for internal circulation and connection to Magic Mountain and Westridge Parkway.

Lead Agency Contact

Name Ms. Maral Tashjian
Agency Los Angeles County
Phone (213) 974-1516 **Fax**
email
Address 320 W. Temple Street, Room 1340
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Santa Clarita
Region
Cross Streets Magic Mountain Parkway/The Old Road
Lat / Long 34° 25.05' N / 118° 35.23' W
Parcel No. 2826-008-036, 2826-009-078, 2826-134-028
Township **Range** **Section** **Base**

Proximity to:

Highways I-5, SR - 126
Airports
Railways
Waterways Santa Clara River
Schools Oak Hills ES,Rancho Pico Jr. HS,West Ranch HS
Land Use GP: From R (Non-Urban), 1 (Low Density Residential, 1-6 du/acre), and C (Commercial) to 3 (Medium Density Residential, 12-22 du/acre), 1 (Low Density Residential, 1-6 du/acre), and C (Commercial). Community/Area wide Plan: From N1 (Non-Urban 1, 0.5 du/acre), HM (Hillside Management) U1 (Urban 1, 1.1-3.3 du/acre), and C (Commercial) to U3 (Urban 3, 6.7-15 du/acre), U2 (Urban 2, 3.4-6.6 du/acre), U1 (Urban 1.1-3.3 du/acre), and C (Commercial)

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

Document Details Report
State Clearinghouse Data Base

Project Issues	Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues
Reviewing Agencies	Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 07/01/2010 ***Start of Review*** 07/01/2010 ***End of Review*** 07/30/2010

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

County: Los Angeles

SCH# 2010071004

esources Agency

- [x] Resources Agency
  Nadell Gayou
- [ ] Dept. of Boating & Waterways
  Mike Sotelo
- [ ] California Coastal Commission
  Elizabeth A. Fuchs
- [ ] Colorado River Board
  Gerald R. Zimmerman
- [ ] Dept. of Conservation
  Rebecca Salazar
- [ ] California Energy Commission
  Eric Knight
- [ ] Cal Fire
  Allen Robertson
- [ ] Central Valley Flood Protection Board
  James Herota
- [x] Office of Historic Preservation
  Wayne Donaldson
- [x] Dept of Parks & Recreation
  Environmental Stewardship Section
- [ ] California Department of Resources, Recycling & Recovery
  Sue O'Leary
- [ ] S.F. Bay Conservation & Dev't. Comm.
  Steve McAdam
- [x] Dept. of Water Resources
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

sh and Game

- [ ] Depart. of Fish & Game
  Scott Flint
  Environmental Services Division
- [ ] Fish & Game Region 1
  Donald Koch
- [ ] Fish & Game Region 1E
  Laurie Harnsberger
- [ ] Fish & Game Region 2
  Jeff Drongesen
- [ ] Fish & Game Region 3
  Charles Armor
- [ ] Fish & Game Region 4
  Julie Vance
- [x] Fish & Game Region 5
  Don Chadwick
  Habitat Conservation Program
- [ ] Fish & Game Region 6
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] Fish & Game Region 6 I/M
  Brad Henderson
  Inyo/Mono, Habitat Conservation Program
- [ ] Dept. of Fish & Game M
  George Isaac
  Marine Region

Other Departments

- [ ] Food & Agriculture
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] Depart. of General Services
  Public School Construction
- [ ] Dept. of General Services
  Anna Garbeff
  Environmental Services Section
- [ ] Dept. of Public Health
  Bridgette Binning
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] Delta Protection Commission
  Linda Flack
- [ ] Cal EMA (Emergency Management Agency)
  Dennis Castrillo
- [ ] Governor's Office of Planning & Research
  State Clearinghouse
- [x] Native American Heritage Comm.
  Debbie Treadway
- [ ] Public Utilities Commission
  Leo Wong
- [ ] Santa Monica Bay Restoration
  Guangyu Wang
- [ ] State Lands Commission
  Marina Brand
- [ ] Tahoe Regional Planning Agency (TRPA)
  Cherry Jacques

Business, Trans & Housing

- [ ] Caltrans - Division of Aeronautics
  Sandy Hesnard
- [ ] Caltrans - Planning
  Terri Pencovic
- [x] California Highway Patrol
  Scott Loetscher
  Office of Special Projects
- [x] Housing & Community Development
  CEQA Coordinator
  Housing Policy Division

Dept. of Transportation

- [ ] Caltrans, District 1
  Rex Jackman
- [ ] Caltrans, District 2
  Marcelino Gonzalez
- [ ] Caltrans, District 3
  Bruce de Terra
- [ ] Caltrans, District 4
  Lisa Carboni
- [ ] Caltrans, District 5
  David Murray
- [ ] Caltrans, District 6
  Michael Navarro
- [x] Caltrans, District 7
  Elmer Alvarez
- [ ] Caltrans, District 8
  Dan Kopulsky
- [ ] Caltrans, District 9
  Gayle Rosander
- [ ] Caltrans, District 10
  Tom Dumas
- [ ] Caltrans, District 11
  Jacob Armstrong
- [ ] Caltrans, District 12
  Chris Herre

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
  - [ ] Transportation Projects
    Douglas Ito
  - [ ] Industrial Projects
    Mike Tollstrup
- [ ] State Water Resources Control Board
  Regional Programs Unit
  Division of Financial Assistance
- [ ] State Water Resources Control Board
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] State Water Resouces Control Board
  Steven Herrera
  Division of Water Rights
- [x] Dept. of Toxic Substances Control
  CEQA Tracking Center
- [ ] Department of Pesticide Regulation
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] RWQCB 1
  Cathleen Hudson
  North Coast Region (1)
- [ ] RWQCB 2
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] RWQCB 3
  Central Coast Region (3)
- [x] RWQCB 4
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] RWQCB 5S
  Central Valley Region (5)
  - [ ] RWQCB 5F
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] RWQCB 5R
    Central Valley Region (5)
    Redding Branch Office
- [ ] RWQCB 6
  Lahontan Region (6)
  - [ ] RWQCB 6V
    Lahontan Region (6)
    Victorville Branch Office
- [ ] RWQCB 7
  Colorado River Basin Region (7)
- [ ] RWQCB 8
  Santa Ana Region (8)
- [ ] RWQCB 9
  San Diego Region (9)

- [ ] Other _____

Last Updated on 03/24/10

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

July 2, 2010

File No: SCV-00.00-00

RECEIVED
AUG - 2 2010

Mr. Erick Escobedo
Alliance Land Planning and Engineering
2248 Faraday Avenue
Carlsbad, CA 92008

Dear Mr. Escobedo:

Tract No. 53295

This is in response to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on June 21, 2010. The proposed development is located within the jurisdictional boundaries of the Santa Clarita Valley Sanitation District. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' 32 Main Trunk Sewer, located in the intersection of Magic Mountain Parkway and The Old Road. A direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit, issued by the Districts. For information regarding the permit, please contact the Public Counter at extension 1205. This 30-inch diameter trunk sewer is currently running at full capacity, however, a relief sewer has been constructed and placed in service.

2. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 20.5.

3. The expected average wastewater flow from the project site is 644,200 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more

specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

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

Very truly yours,

Stephen R. Maguin

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

WATER RECLAMATION
SOLID WASTE MANAGEMENT

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

July 29, 2010

File No: SCV-00.04-00

Ms. Maral Tashjian
Special Projects Section
County of Los Angeles
Regional Planning Department
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Tashjian:

The Entrada Project

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on July 6, 2010. The proposed development is located within the jurisdictional boundaries of the Santa Clarita Valley Sanitation District. We offer the following comments regarding sewerage service:

1. Previous comments submitted by the Districts in correspondence dated July 2, 2010 (copy enclosed), to your agency, still apply to the subject project with the following updated information.

2. The Santa Clarita Valley Joint Sewerage System currently processes an average flow of 20.5 million gallons per day.

3. To estimate the volume of wastewater the project will generate, a copy of the Districts' average wastewater generation factors is available on line. Go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. When final plans for the project are available, please forward a copy to this office for review.

4. All other information concerning Districts' facilities and sewerage service contained in the document is current.

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

Very truly yours,

Stephen R. Maguin

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar
Enclosure

Doc #: 1640928.1

Recycled Paper

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169
(661) 255-1121

Leroy D. Baca, Sheriff

July 6, 2010

RECEIVED
JUL 12 2010

Ms. Maral Tashjian
Los Angeles County Regional Planning
320 W. Temple Street, Room 1340
Los Angeles, California 90012

Dear Ms. Tashjian:

NOTICE OF PREPARATION
THE ENTRADA PROJECT
TENTATIVE TRACT NO. 53295

The proposed Entrada Project consisting of 1,640 residential housing units, is located in the unincorporated area of Los Angeles County. The area is serviced by the Los Angeles County Sheriff's Department, Santa Clarita Valley Station, 23740 Magic Mountain Parkway, Valencia 91355. The proposed project site is located located west of The Old Road, south of Magic Mountain Parkway and north of Westridge is 2-3 miles from the Santa Clarita Valley Station.

It is anticipated that the non-emergent response time to a request for service would be approximately 10-20 minutes. The priority response time would be approximately 5-10 minutes and the response time under emergent circumstances would be approximately 2-4 minutes. All response times are approximations, and would be dependent on both the deployment of area radio cars, and traffic conditions.

At present, all law enforcement services with the exception of traffic services (traffic enforcement and traffic accident investigation are handled by the California Highway Patrol) are handled by the Los Angeles County Sheriff's Department.

This station serves an area of 656 square miles, which is made up of the City of Santa Clarita and unincorporated county between the Los Angeles City Limits to the south, the Kern County Line to the north and involving all area between the Ventura County Line to the west and the township of Agua Dulce to the east. The population served by our station is approximately 262,000 residents.

Our ideal officer to population ratio is one deputy per 1,000 residents and with our current staffing of 171 sworn deputies currently assigned, our ratio is less than ideal at one deputy per every 1,532 residents. According to the figures released by the Department of Finance on January 1, 2006, residential density is 3.123 persons per dwelling unit. This proposed project will generate a population increase of 5,121. Based on the above, the project would require 5 additional deputies to the station compliment.

Our primary concern is our ability to provide an adequate level of protection and service to all areas we police. Due to the rapidly expanding population of the Santa Clarita Valley and its record-setting home building, it is difficult to project the impact of this project on law enforcement.

Adding this project and other projects in progress, either proposed, approved or committed would significantly impact law enforcement services. This station is currently operating at a less than desirable level.

It is suggested, for crime prevention purposes and for the security and safety of the future residents, the following measures should be implemented during site and building layout design:

- Proper lighting in open areas and parking lots;
- Provide sufficient street lighting for the project streets;
- Good visibility of doors and windows from the street and between buildings;
- Provide Knox Box entry key system for law enforcement, if a gated community, gated apartments or gated town homes are planned in the project area;
- Ensure that the required building address numbers be lighted and readily apparent from the street for emergency response agencies.

Should you have further questions, please feel free to call me at (661) 255-1121 estension 5101, or Deputy Patrick Rissler at extension 5159.

Sincerely,

LEROY D. BACA, SHERIFF

Michael W. Dunkle, Acting Captain
Santa Clarita Valley Station

Aurora • Loan Services

2617 COLLEGE PARK • P.O. BOX 1706 • SCOTTSBLUFF, NE 69363-1706
PHONE: 800-550-0508 • FAX: 303-728-7648

RECEIVED
JUL 12 2010

Date: July 8, 2010

E5H

Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Re: Notice of Preparation –County Project #00-210-(5) –Tract Map #53295

Dear Sir or Madam:

Aurora Loan Services LLC (Aurora Loan Services) received the above-referenced document on July 7, 2010.

The item received did not include sufficient identifying information that would allow Aurora Loan Services to associate your request with a property address, loan account or customer name. Please return this letter and include a loan number, property/service address and/or customer name (please complete this information in the space provided below) so that we may process the document.

Your response is requested within 30 days of the date of this letter. If we do not hear from you in that timeframe, we will close our file on the matter.

If you have any questions, please contact one of our Customer Service Representatives at the address above or by calling 800-550-0508.

Sincerely,

Correspondence Unit
Aurora Loan Services

Loan # _____

Customer Name _____

Property Address_____

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

RECEIVED
JUL 26 2010

July 21, 2010

Ms. Maral Tashjian, Project Planner
LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
320 W. Temple Street, Room 1340
Los Angeles, CA 90012

Re: SCH#2010071004; CEQA Notice of Preparation (NOP); draft Environmental Imipact Report (DEIR) for the **"Entrada Project"**; located in the City of Santa Clarita; Los Angeles County, California.

Dear Ms. Tashjian:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources.. (Also see *Environmental Protection Information Center v. Johnson (1985) 170 Cal App. 3rd 604).* The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following.

The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural resources **were not identified** within the APE identified for the project. However, there are Native American cultural resources in close proximity to the APE. Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Also, the NAHC recommends that a Native American Monitor or Native American culturally knowledgeable person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental planning processes.. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation (OHP) Coordinator's office (at (916) 653-7278, for referral to the nearest OHP Information Center of which there are 11.

Consultation with tribes and interested Native American tribes and interested Native American individuals, as consulting parties, on the NAHC list ,should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f]*et se),* 36 CFR Part 800.3, the President's Council on Environmental Quality (CSQ; 42 U.S.C. 4371 *et seq.*) and NAGPRA (25 U.S.C. 3001-3013), as appropriate. The 1992 *Secretary of the Interior's Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including *cultural landscapes.*

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance' may also be protected the under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens. Although tribal consultation under the California Environmental Quality Act (CEQA; CA Public Resources Code Section 21000 – 21177) is 'advisory' rather than mandated, the NAHC does request 'lead agencies' to work with tribes and interested Native American individuals as 'consulting parties,' on the list provided by the NAHC in order that cultural resources will be protected. However, the 2006 SB 1059 the state enabling legislation to the Federal Energy Policy Act of 2005, does <u>mandate tribal consultation</u> for the 'electric transmission corridors. This is codified in the California Public Resources Code, Chapter 4.3, and §25330 to Division 15, requires consultation with California Native American tribes, and identifies both federally recognized and non-federally recognized on a list maintained by the NAHC

Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of

any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Again, Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contacts
Los Angeles County
July 21, 2010

Charles Cooke
32835 Santiago Road
Acton , CA 93510

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

Chumash
Fernandeno
Tataviam
Kitanemuk

Ron Wermuth
P.O. Box 168
Kernville , CA 93238
warmoose@earthlink.net
(760) 376-4240 - Home
(916) 717-1176 - Cell

Tubatulabal
Kawaiisu
Koso
Yokuts

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks, CA 91362
805 492-7255
(805) 558-1154 - cell
folkes9@msn.com

Chumash
Tataviam
Ferrnandeño

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez
981 N. Virginia
Covina , CA 91722
(626) 339-6785

Yowlumne
Kitanemuk

Fernandeno Tataviam Band of Mission Indians
William Gonzales, Cultural/Environ Depart/Rudy Ortega
601 South Brand Boulevard, Suite 102
San Fernando CA 91340
rortega@tataviam-nsn.us
(818) 837-0794 Office

(818) 837-0796 Fax

Fernandeno
Tataviam

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

Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm.
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Randy Guzman - Folkes
655 Los Angeles Avenue, Unit E
Moorpark , CA 93021
ndnRandy@yahoo.com
(805) 905-1675 - cell

Chumash
Fernandeño
Tataviam
Shoshone Paiute
Yaqui

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. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106 and fed eral NAGPRA. And 36 CFR Part 800.3.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010071004; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Entrada Project; located in the City of Santa Clarita; Los Angeles County, California.

Native American Contacts
Los Angeles County
July 21, 2010

San Manuel Band of Mission Indians
Ann Brierty, Policy/Cultural Resources Departmen
26569 Community Center. Drive Serrano
Highland , CA 92346
abrierty@sanmanuel-nsn.
(909) 864-8933 EXT-3250
(909) 649-1585 - cell
(909) 862-5152 Fax

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. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106 and fed eral NAGPRA. And 36 CFR Part 800.3.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010071004; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Entrada Project; located in the City of Santa Clarita; Los Angeles County, California.

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

Leroy D. Baca, Sheriff

RECEIVED
AUG 02 2010
BY:

July 26, 2010

Ms. Maral Tashjian
Special Projects Section
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012-3225

Dear Ms. Tashjian:

REVIEW COMMENTS
INITIAL STUDY AND NOTICE OF PREPARATION FOR
THE ENTRADA PROJECT (COUNTY PROJECT NO. 00-210-[5])

This letter is transmitted in response to your Initial Study and Notice of Preparation (IS/NOP) for a Draft Environmental Impact Report (DEIR) for the Entrada Project (Project).

The Santa Clarita Station (Station) of the Los Angeles County Sheriff's Department (LASD) has reviewed the IS/NOP for the Project. The Station's comments are contained in the attached correspondence, dated July 9, 2010, from Acting Captain Michael W. Dunkle.

In summary, Acting Captain Dunkle generally describes the Station's service area and the current level of LASD-related law enforcement resources available to patrol said service area. Based upon various factors, such as Project scope, demographic figures and projections, and cumulative growth in the greater Santa Clarita Valley; Acting Captain Dunkle expresses concern that the proposed Project will further exacerbate the Station's already depleted resources, impacting LASD's future ability to provide an adequate level of police protection to all of its service areas.

Lastly, Acting Captain Dunkle identifies various features that should be considered during the Project's planning and design stages, such as lighting, visibility and emergency access that could contribute to overall crime prevention in the Project area if implemented.

The Station has no further comments at this time, but reserves the right to address this matter in subsequent reviews of the proposed Project.

Thank you for including LASD in the environmental review process for the proposed Project.

Should you have any questions regarding this matter, please contact Mr. Lester Miyoshi, of my staff at (626) 300-3012, and refer to Facilities Planning Bureau Tracking No. 10-048. Mr. Miyoshi may also be contacted via e-mail at lhmiyosh@lasd.org.

Sincerely,

LEROY D. BACA, SHERIFF

Gary T.K. Tse, Director
Facilities Planning Bureau

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169
(661) 255-1121

Leroy D. Baca, Sheriff

July 22, 2010

Mr. Gary T.K. Tse, Director
Facilities Planning Bureau
1000 South Fremont Avenue
Building A-9 East 5th Floor North
Alhambra, California 91803

Dear Mr. Tse:

NOTICE OF PREPARATION
THE ENTRADA PROJECT
TENTATIVE TRACT NO. 53295

The proposed Entrada Project consisting of 1,640 residential housing units, is located in the unincorporated area of Los Angeles County. The area is serviced by the Los Angeles County Sheriff's Department, Santa Clarita Valley Station, 23740 Magic Mountain Parkway, Valencia 91355. The proposed project site is located west of The Old Road, south of Magic Mountain Parkway and north of Westridge and is 2-3 miles from the Santa Clarita Valley Station.

It is anticipated that the non-emergent response time to a request for service would be approximately 10-20 minutes. The priority response time would be approximately 5-10 minutes and the response time under emergent circumstances would be approximately 2-4 minutes. All response times are approximations, and would be dependent on both the deployment of area radio cars, and traffic conditions.

At present, all law enforcement services with the exception of traffic services (traffic enforcement and traffic accident investigation are handled by the California Highway Patrol) are handled by the Los Angeles County Sheriff's Department.

This station serves an area of 656 square miles, which is made up of the City of Santa Clarita and unincorporated county between the Los Angeles City Limits to the south, the Kern County Line to the north and involving all areas between the Ventura County Line to the west and the township of Agua Dulce to the east. The population served by our station is approximately 262,000 residents.

Our ideal officer to population ratio is one deputy per 1,000 residents and with our current staffing of 171 sworn deputies currently assigned, our ratio is less than ideal at one deputy per every 1,532 residents. According to the figures released by the Department of Finance on January 1, 2006, residential density is 3.123 persons per dwelling unit. This proposed project will generate a population increase of 5,121. Based on the above, the project would require 5 additional deputies to the station compliment.

Our primary concern is our ability to provide an adequate level of protection and service to all areas we police. Due to the rapidly expanding population of the Santa Clarita Valley and its record-setting home building, it is difficult to project the impact of this project on law enforcement.

Adding this project and other projects in progress, either proposed, approved or committed would significantly impact law enforcement services. This station is currently operating at a less than desirable level.

It is suggested, for crime prevention purposes and for the security and safety of the future residents, the following measures should be implemented during site and building layout design:

- Proper lighting in open areas and parking lots;
- Provide sufficient street lighting for the project streets;
- Good visibility of doors and windows from the street and between buildings;
- Provide Knox Box entry key system for law enforcement, if a gated community, gated apartments or gated town homes are planned in the project area;
- Ensure that the required building address numbers be lighted and readily apparent from the street for emergency response agencies.

Should you have further questions, please feel free to call me at (661) 255-1121 extension 5101, or Deputy Patrick Rissler at extension 5159.

Sincerely,

LEROY D. BACA, SHERIFF

Paul Becker, Captain
Santa Clarita Valley Station

WATER RECLAMATION
SOLID WASTE MANAGEMENT

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

July 28, 2010

Maral Tashjian
County of Los Angeles Regional Planning Department
Special Projects Section
320 W. Temple Street, Room 1340
Los Angeles, CA 90012

Dear Ms. Tashjian:

The Entrada Project Notice of Preparation

The Sanitation Districts of Los Angeles County (Districts) have reviewed the subject document and has the following comment:

- **On page 26, under the "SERVICES – 2 Sewage Disposal" section, answer to first question**: The projected capacity of the Saugus and Valencia Water Reclamation Plants is ~~37.1~~ 34.1 million gallons per day (mgd), which include a permitted capacity of ~~19.1~~ 28.1 mgd plus ~~18.0~~ 6 mgd of projected future capacity available at the existing plant sites. Analysis in the EIR would be required to determine if there is capacity available.

Thank you for providing the Districts an opportunity to review and comment on the subject document. If you require any additional information, please contact the undersigned at (562) 908-4288, extension 2729.

Very truly yours,

Stephen R. Maguin

Marvin Holmes

Marvin Holmes
Project Engineer
Planning Section

RECEIVED
AUG - 2 2010

MH:eg

DOC #1641357

Recycled Paper

State of California – The Resources Agency ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov

4949 Viewridge Avenue
San Diego, CA 92123
Telephone: (858) 467-4201
Fax: (858) 467-4299

FAX TRANSMITTAL SHEET

Date: **July 30, 2010**

No. of Pages 16 including Cover Sheet

To: Ms. Maral Tashjian

Fax #: **213-626-0434**

From: **Edmund Pert-Regional Manager**
South Coast Region

Subject: Notice Of Preparation for Entrada, Los Angeles County

_____Urgent _____Please Reply _____For Review _X_Orig Mailed

If you do not receive all of the pages indicated, please call the sender as soon as possible. Thank you.

Conserving California's Wildlife Since 1870

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
South Coast Region
4949 Viewridge Avenue
San Diego, CA. 92123
(858) 467-4201

ARNOLD SCHWARZENEGGER, Governor
DONALD KOCH, Director

July 30, 2010

Ms. Maral Tashjian
Department of Regional Planning
Los Angeles County
320 W. Temple Street, Room 1340
Los Angeles, CA 90012
Fax: (213) 626-0434

Subject: Notice of Preparation for Entrada, Los Angeles County; County Project No. 00-210(5); Vesting Tentative Tract Map No. 53295; SCH# 2010071004

Dear Ms. Tashjian:

The Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Entrada project (Project) located in the Santa Clarita Valley, Los Angeles County, California. As stated in the NOP, the Project proposes a total of 1,640 units including 408 single-family residences and 1,232 multi-family residences. The Project will also include 726,000 square feet of commercial area. In addition, the Project proposed an elementary school, private drives, public facilities, a park, two private recreation centers and natural and manufactured open space areas. In addition to the 382.3 acre tract map site, the Project also includes 132.7 acres of development at locations beyond the tract map site. Off-site Project-related components consist of road improvements including portions of Magic Mountain Parkway, Media Center Drive, Commerce Center Drive, and Westridge Parkway. Other Project-related improvements consist of: a water tank and booster station, sewer improvements, a water quality basin, debris basins, storm drain/flood control improvements, access roads, and off-site grading (borrow site) to the west of the Project.

The Department is California's trustee agency for fish and wildlife resources, holding these resources in trust for the People of State pursuant to various provisions of the California Fish and Game Code. (Fish & G. Code, §§ 711.7, subd. (a), 1802.) The Department submits these comments in that capacity under the California Environmental Quality Act (CEQA). (See generally Pub. Resources Code, §§ 21070; 21080.4.) Given its related permitting authority under the California Endangered Species Act (CESA) and Fish and Game Code section 1600 et seq., the Department also submits these comments likely as a responsible agency for the Project under CEQA. (*Id.*, § 21069.)

The California Wildlife Action Plan, a recent Department guidance document, identified the following stressors affecting wildlife and habitats within the project area: 1) growth and development; 2) water management conflicts and degradation of aquatic ecosystems; 3) invasive species; 4) altered fire regimes; and 5) recreational pressures. The Department looks forward to working with the Los Angeles County to minimize

07/30/2010 16:13 FAX 18584674299 DFG R5 Southcoast Region 002/016

impacts to fish and wildlife resources with a focus on these stressors. Please let Department staff know if you would like a copy of the plan to review.

The Department appreciates the opportunity to comment early in the NOP phase of the project. The Department concurs with the County's determination that potential significant impacts to biological resources may occur from the project and further analyses is necessary prior to the preparation of the DEIR. In addition, the Project site, which contains coastal sage scrub, chaparral scrub, alluvial scrub, big sagebrush scrub as well as, and oak woodland habitats, in which approximately 65 of the 102 oak trees will be removed with an additional 12 tree encroached upon within their dripline. The following species are also known to occur on or adjacent to the project site: state fully-protected golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*); federal candidate and State Endangered San Fernando Valley spineflower (*Chorizanthe parryi var. fernandina*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*); California species of concern loggerhead shrike (*Lanius ludovicianus*), yellow warbler (*Dendroica petechia brewsteri*), Western red bat (*Lasiurus blossevillii*), San Diego desert woodrat (*Neotoma lepida*); and California Native Plant Society (CNPS) list 1B (Rare or Endangered in California and elsewhere) slender mariposa lily (*Calochortus clavatus var. gracilis*); and list 4 (Plants of limited distribution) Peirson's morning-glory (*Calstegia peirsonnii*), southern California black walnut (*Juglans californica var. californica*). In addition, the project may also impact and unnamed drainage within the northwestern portion of the Project site.

To enable Department staff to adequately review and comment on the proposed project we recommend the following information, where applicable, be included in the draft Environmental Impact Report:

1) A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats (Attachment 1, Plant Survey Protocol).

a) A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.

b) A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use within the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.

c) Endangered, rare, and threatened species to address should include all those species which meet the related definition under the CEQA Guidelines. (See Cal. Code Regs., tit. 14, § 15380.)

d) The Department's Biogeographic Data Branch in Sacramento should be contacted at (916) 322-2493 (www.dfg.ca.gov/biogeodata) to obtain current information on any previously reported sensitive species and habitats, including

Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.

2) A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.

a. CEQA Guidelines, Section 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas are of concern to the Department and should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic, outdoor artificial lighting, noise and vibration.

c. A cumulative effects analysis should be developed as described under CEQA Guidelines, Section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

d. Impacts to migratory wildlife affected by the project should be fully evaluated including proposals to remove/disturb native and ornamental landscaping and other nesting habitat for native birds. Impact evaluation may also include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.

e. Impacts to all habitats from City or County required Fuel Modification Zones (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.

f. Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- September 1) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500-foot buffer for all active raptor nests).

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed with off-site mitigation locations clearly identified.

b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. An Incidental Take Permit from the Department may be required if the Project, Project construction, or any Project-related activity during the life of the Project will result in "take" as defined by the Fish and Game Code of any species protected by CESA. (Fish & G. Code, §§86, 2080, 2081, subd. (b), (c).) Early consultation with Department regarding potential permitting obligations under CESA with respect to the Project is encouraged. (Cal. Code Regs., tit. 14, § 783.2, subd. (b).) It is imperative with these potential permitting obligations that the draft environmental impact report prepared by the County in the present case includes a thorough and robust analysis of the potentially significant impacts to endangered, rare, and threatened species, and their habitat, that may occur as a result of the proposed Project. For any such potentially significant impacts the County should also analyze and describe specific, potentially feasible mitigation measures to avoid or substantially lessen any such impacts as required by CEQA and, if an ITP is necessary, as required by the relevant permitting criteria prescribed by Fish and Game Code section 2081, subdivisions (b) and (c). The failure to include this analysis in the Project environmental impact report could preclude the Department from relying on the County's analysis to issue an ITP without the Department first conducting its own, separate lead agency subsequent or supplemental analysis for the Project. (See, e.g., Cal. Code Regs., tit. 14, § 15096, subd. (f); Pub. Resources Code, § 21166.) For these reasons, the following information is requested:

a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department opposes the elimination of watercourses (including concrete channels) and/or the canalization of natural and manmade drainages or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations. The Department recommends a minimum natural buffer of 100 feet from the outside edge of the riparian zone on each side of drainage.

   a. The Department also has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) or a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA is a project subject to CEQA. To facilitate issuance of an Agreement, if necessary, the environmental impact report should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. Again, the failure to include this analysis in the Project environmental impact report could preclude the Department from relying on the County's analysis to issue an Agreement without the Department first conducting its own, separate lead agency subsequent or supplemental analysis for the Project.

Finally, the biological trust resources at issue with the proposed Project are also the current subject of a related, much broader environmental review and permitting effort being conducted by the Department and U.S. Army Corps of Engineers (Corps) acting as co-lead agencies under CEQA and National Environmental Policy Act (NEPA), respectively. The Department and Corps recently completed a Final Environmental Impact Statement and Environmental Impact Report (State Clearinghouse No. 200011025) (hereafter the Joint EIS/EIR) associated with the proposed Newhall Ranch Resource Management and Development Plan (RMDP) and Spineflower Conservation Plan (SCP). The Joint EIS/EIR for the proposed RMDP and SCP provides a comprehensive, detailed analysis of a broad spectrum of environmental impacts expected to occur with, among other things, build-out of various Newhall landholdings, including the Project site. The proposed SCP, in particular, and the related environmental analysis in the Joint EIS/EIR is a key component of the Department's ongoing review and consideration of a proposed ITP for the State endangered San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*) on the Project site, among other Newhall properties. (Cal. Code Regs., tit. 14, § 670.2, subd. (a)(2)(27)(B).) Acknowledging the County's plenary land use authority and the Department's more limited regulatory authority as prescribed by the Fish and Game Code (see Pub. Resources Code, § 21004), the Department nonetheless encourages the County to carefully review and consider the Newhall Ranch Joint EIS/EIR as it moves forward with its independent review of the Project under CEQA.

Thank you for this opportunity to provide comments. Please contact Ms. Betty Courtney, Senior Environmental Scientist, at (661) 263-8306 if you should have any questions and for further coordination on the proposed project.

Sincerely,

Edmund J. Pert
FOR Regional Manager
South Coast Region

Attachment

CC: Department of Fish and Game
Helen Birss, Los Alamitos
Dennis Bedford, Los Alamitos
Betty Courtney, Newhall
Karen Drewe, San Pedro
Chron file

State Clearinghouse
Scott Morgan

Attachment

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Plant Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983, Revised May 8, 2000
Revised October 22, 2008

INTRODUCTION

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **how** field surveys should be conducted, **what** information should be contained in the survey report, and **who** should be considered qualified to conduct such surveys. Although these guidelines are not mandatory, they are designed to avoid delays caused when inadequate biological information is provided during the environmental review process[1]. Their use is intended to maximize the limited resources of the review agencies, to meet the California Environmental Quality Act (CEQA) requirements for adequate disclosure of potential impacts, and to conserve public trust resources.

DEPARTMENT OF FISH AND GAME TRUSTEE AGENCY MISSION

The mission of the Department of Fish and Game (DFG) is to manage California's diverse wildlife and native plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public. DFG has jurisdiction over the conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations (Fish and Game Code § 1802). DFG, as trustee agency under CEQA §15386, provides expertise to review and comment upon environmental documents and makes recommendations regarding potential negative impacts to those resources held in trust for the people of California.

Furthermore, certain species are in danger of extinction because their habitats are threatened with destruction, adverse modification, or severe curtailment, or because of other factors. The California Endangered Species Act (CESA) provides additional protections for such species, including take prohibitions (Fish and Game Code § 2050 *et seq.*). DFG has the authority to issue permits for the take of species listed under CESA, if the take is incidental to an otherwise lawful activity, and DFG has determined that the impacts of the take have been minimized and fully mitigated, and the take would not jeopardize the continued existence of the species (Fish and Game Code § 2081).

DEFINITIONS

Botanical surveys are conducted to determine the potential environmental effects of proposed projects on all special status plants and natural communities as required by law (i.e., CEQA, CESA, and Federal Endangered Species Act (ESA)).

For the purposes of this document, **special status plants** include all species that meet one or more of the following criteria[2]:

- Listed or proposed for listing as threatened or endangered under ESA or candidates for possible future listing as threatened or endangered under the ESA (50 CFR §17.12).

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[1] DFG issues incidental take permits to allow take of a listed species incidental to an otherwise lawful activity (CESA § 2081(b)). Surveys are one of the preliminary steps to identify the presence or absence of a listed species. It is important that surveys provide sufficient information to allow DFG to formulate measures to ensure that take is minimized and fully mitigated and show that issuance of the take permit will not jeopardize the continued existence of a listed species. The guidelines are designed to increase the likelihood that the necessary information is provided to DFG.

[2] Adapted from the East Alameda County Conservation Strategy available at http://www.fws.gov/sacramento/EACCS/Documents/080228_Species_Evaluation_EACCS.pdf

- Listed or candidates for listing by the State of California as threatened or endangered under CESA (Fish and Game Code § 2050 *et seq.*). A species, subspecies, or variety of plant is **endangered** when the prospects of its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors. A plant is **threatened** when it is likely to become endangered in the foreseeable future in the absence of protection measures.
- Listed as rare under the California Native Plant Protection Act (Fish and Game Code §1900 *et seq.*). A plant is **rare** when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.
- Meet the definition of rare or endangered under CEQA §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
  - Species considered by the California Native Plant Society (CNPS) to be "rare, threatened or endangered in California" (Lists 1B and 2);
  - Species listed by CNPS as plants about which more information is needed to determine their status (List 3) or plants of limited distribution (List 4) that may warrant consideration on the basis of local significance or recent biological information;
  - Species included on the California Natural Diversity Database's (CNDDB) *Special Plants, Bryophytes, and Lichens List* (California Department of Fish and Game 2008)[3].
- Considered a **locally significant species,** that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a species on the outer limits of its known range, a rediscovery, or a species associated with an unusual soil type.

Special status natural communities are communities that are of highly limited distribution statewide or within a county or region and are often vulnerable to environmental effects of proposed projects. These communities may or may not contain special status species or their habitat. The most current version of the Department's *List of California Terrestrial Natural Communities*[4] provides the names and status of these communities.

BOTANICAL SURVEYS

It is appropriate to conduct a botanical field survey when:

- Natural (or naturalized) vegetation occurs on the site, and it is unknown if special status plants or natural communities occur on the site, and the project has the potential for direct or indirect effects on vegetation; OR
- Special status plants or natural communities have historically been identified on or in proximity to the project site; OR
- Special status plants or natural communities occur on sites with similar physical and biological properties as the project site.

Botanical surveys should be conducted prior to the commencement of any activities that may modify vegetation, such as clearing, mowing, or ground-breaking activities.

[illegible] (DDB) as current online published lists available at: http://www.dfg.ca.gov/biogeodata

1. SURVEY OBJECTIVES

Field surveys should be conducted in a manner that will locate any special status species as well as any special status natural communities that may be present. Surveys should be **floristic in nature,** meaning that every plant taxon that occurs on site is identified to the species, subspecies, or variety necessary to determine rarity and listing status. "Focused surveys" that are limited to habitats known to support special status species or are restricted to lists of likely potential species are not considered floristic in nature and are not adequate to identify all plant taxa on site to the level necessary to determine rarity and listing status. A complete list of plants and natural communities that occur on the site should be included in every botanical survey report. An indication of the prevalence the species and communities on the site is also useful.

2. SURVEY PREPARATION

Before field surveys are conducted, relevant botanical information in the general project area should be compiled to provide a regional context for the investigators. Generally, vegetation and habitat types potentially occurring in the project area should be identified based on biological and physical properties of the site and surrounding ecoregion[5], unless a larger assessment area is appropriate. A list of special status plants with the potential to occur within these vegetation types should then be developed. This list can serve as a tool for the investigators and facilitate the use of reference sites; however, special status plants on site might not be limited to those on the list. Field surveys and subsequent reporting should be comprehensive and floristic in nature and not restricted to or focused only on this list. The list of potential special status species, and the list of references used to compile the background botanical information for the site, should be included in the survey report.

3. FIELD SURVEY METHOD

Surveys should be conducted using **systematic field techniques** in all habitats of the site to ensure thorough coverage of potential impact areas. The level of effort required per given area and habitat is dependent upon the vegetation and its overall diversity and structural complexity, which determines the distance at which plants can be identified. Surveys should be conducted by walking over the entire site to ensure thorough coverage, noting all plant taxa observed. The level of effort should be sufficient to provide comprehensive reporting. For example, one person-hour per eight acres per survey date is needed for a comprehensive field survey in a grassland with medium diversity and moderate terrain[6], with additional time allocated for species identification.

4. SURVEY EXTENT

Surveys should be comprehensive **over the entire site**, including areas that will be directly or indirectly impacted by the project. Surveys should not be restricted to known the California Natural Diversity Data Base (CNDDB) rare plant locations.

5. TIMING AND NUMBER OF VISITS

Surveys should be conducted in the field at the time of year when species are both evident and identifiable. Usually, this is during flowering or fruiting. Visits should be spaced throughout the growing season to accurately determine what plants exist on site. Many times this may involve multiple visits to the same site (e.g., in early, mid, and late-season for flowering plants) to capture the floristic diversity at a level necessary to determine if special status plants occur[7]. The timing and number of visits are determined by geographic location, the natural communities present, and the weather patterns of the year(s) in which the surveys are conducted.

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5 Ecological Subregions of California, available at http://www.fs.fed.us/r5/projects/ecoregions/toc.htm

6 Adapted from U.S. Fish and Wildlife Service kit fox survey guidelines available at www.fws.gov/sacramento/es/documents/kitfox_no_protocol.pdf

7 U.S. Fish and Wildlife Service Survey Guidelines available at http://www.fws.gov/ventura/speciesinfo/protocols_guidelines/docs/botanicalinventories.pdf

6. REFERENCE SITES

When special status plants are known to occur in the type(s) of habitat present in the project area, reference sites (nearby accessible occurrences of the plants) should be observed to determine whether those species are identifiable at the time of the survey and to obtain a visual image of the target species, associated habitat, and associated natural community.

7. SPECIAL STATUS PLANT OBSERVATIONS

The following information should be recorded for locations of each special status plant detected during a field survey of a project site.

- A map showing the species distribution as it relates to the proposed project that includes a delineation of any unoccupied potential habitat;
- The specific site characteristics of occurrences, such as habitat and microhabitat, structure of vegetation, associated species, topographic position, aspect, hydrological characteristics, soil type and texture, soil parent material, and land use/management history;
- A detailed map (1:24,000 or larger) and specific location data for each special status plant population found. Population boundaries should be marked as accurately as possible;
- The number of individuals in each special status plant population as counted (if population is small) or estimated (if population is large);
- If applicable, information about the percentage of individuals in each life stage such as seedlings vs. reproductive individuals;
- The number of individuals of the species per unit area, identifying areas of high, medium and low density of the species over the project site;
- The amount and distribution of occupied and unoccupied suitable habitat;
- Digital images of the target species and representative habitats to support information and descriptions; and
- If the species is associated with wetlands, a description of the direction of flow and integrity of surface or subsurface hydrology; if the species is affected by adjacent off-site hydrological influences, a description of these factors.

8. USE OF EXISTING SURVEYS

For some sites, floristic inventories or special status plant surveys may already exist. Additional surveys may be necessary for the following reasons:

- Surveys are not current (e.g., within the last five years for forested areas[8]); or
- Surveys were conducted in natural systems with frequent annual fluctuations (e.g., vernal pools); or
- Surveys are not comprehensive in nature; or
- Land use, physical conditions of the site, or climatic conditions have changed since the last survey was conducted[9]; or
- Changes in vegetation or species distribution may have occurred since the last survey was conducted, due to habitat alteration, fluctuations in species abundance, or colonization from seed dispersal or seed bank exposure.

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[8] "Guidelines for Conservation of Sensitive Plant Resources Within the Timber Harvest Review Process and During Timber Harvesting Operations", available at https://r1.dfg.ca.gov/portal/Portals/12/THPBotanicalGuidelinesJuly2005.pdf

[9] U.S. Fish and Wildlife Service Survey Guidelines available at http://www.fws.gov/ventura/speciesinfo/protocols_guidelines/docs/botanicalinventories.pdf

9. NEGATIVE SURVEYS

Adverse conditions may prevent investigators from determining the presence of, or accurately identifying, some species in potential habitat of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any given year. Investigators should discuss such conditions in the report.

The failure to locate a known special status plant occurrence during one field season does not constitute evidence that this plant occurrence no longer exists at this location, particularly if adverse conditions are present. Visits to the site in more than one year are needed to substantiate a negative survey. For example, surveys in a number of years may be necessary if the species is an annual plant known not to germinate every year. To further substantiate negative findings for a known occurrence, a visit to a nearby reference site may ensure that the timing of the survey was accurate.

REPORTING AND DATA COLLECTION

For comprehensive, systematic surveys where no special status species are determined to be present, reporting and data collection responsibilities for investigators remain as described below, excluding specific occurrence information.

10. FIELD SURVEY FORMS

When a special status plant or natural community is located, a California Native Species (or Community) Field Survey Form[10] or equivalent written report, accompanied by a copy of the relevant portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the CNDDB. Locations documented by use of global positioning systems (GPS) should be presented in map and digital form. Data submitted in digital form must include the datum[11] in which it was collected. If a previously undescribed, but suspected special status natural community, occurs on the site, it should be documented with a Rapid Assessment or Relevé form[12] and submitted with the CNDDB form.

11. VOUCHER COLLECTION

Voucher specimens provide verifiable documentation of species presence and identification as well as a public record of conditions. This information is vital to all conservation efforts. Voucher collections should be conducted in a manner that is consistent with conservation ethics, and is in accordance with applicable state and federal permit requirements. Voucher collections of special status species (or suspected special status species) should be made only when such actions would not jeopardize the continued existence of the population or species.

Voucher specimens should be deposited at an indexed regional herbarium[13] no later than 60 days after the collections have been made. Digital imagery can be used to supplement plant identification and document habitat. All relevant permittee names and permit numbers should be recorded on specimen labels. A collecting permit issued by the Habitat Conservation Branch of DFG is required prior to the collection of State-listed plant species.

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10 http://www.dfg.ca.gov/biogeodata

11 NAD83, NAD27 or WGS84

12 http://www.dfg.ca.gov/biogeodata/cnddb

13 For a complete list of indexed herbaria, see: Holmgren, P., N. Holmgren and L. Barnett. 1990. Index Herbariorum, Part 1: Herbaria of the World. New York Botanic Garden, Bronx, New York. 693 pp. Or: http://www.nybg.org/bsci/ih/ih.html

12. BOTANICAL SURVEY REPORTS

Adequate information about special status plants and natural communities present in a project area will enable reviewing agencies and the public to effectively evaluate potential impacts to special status plants or natural communities[14] and will guide the development of minimization or mitigation measures. Reports of botanical field surveys should be included with project environmental documents, and should contain the following information:

a. Project and site description

- A description of the proposed project;
- A map of the project location and study area that identifies landscape features and includes a north arrow and bar scale;
- A written description of the biological setting; and
- A vegetation map that uses the National Vegetation Classification System[15] (e.g., *A Manual of California Vegetation*) and highlights any special status natural communities. If another vegetation classification system is used, the report should reference the system, provide the reason for its use, and provide a crosswalk to the National Vegetation Classification System.

b. Detailed description of survey methodology and results

- Dates of field surveys, name of field investigator(s), and total person-hours spent on field surveys.
- Description of reference site(s), if visited, and phenological development of special status plant(s).
- A list of all taxa occurring on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are a special status species.
- Detailed data and maps for all special plants detected. Information specified above in Item 7, Special Status Plant Observations, and Item 10, Field Survey Forms, should be provided for locations of each special status plant detected.
- Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms should be sent to CNDDB and may be included in the environmental document as an Appendix. It is not necessary to submit entire environmental documents to the CNDDB.
- References cited, list of potential special status species (see Item 2, Survey Preparation), persons contacted, herbaria visited, and the location of voucher specimens.

c. Assessment of potential impacts

- A map showing the distribution of special status plants or natural communities, in relation to proposed activities.
- A discussion of the significance of special status plant populations in the project area considering nearby populations and total species distribution.
- A discussion of direct, indirect, and cumulative impacts to the plants and natural communities.
- A discussion of the degree of impact, if any, of the proposed project as it relates to unoccupied potential habitat of the species.
- Immediacy of potential impacts.
- Recommended measures to avoid or minimize, or mitigate impacts.

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[14] As per the DFG or Biodiversity Data Branch (BDB) or current online published guidelines. For Timber Harvest Plans (THPs) please refer to the "Guidelines for Conservation of Sensitive Plant Resources Within the Timber Harvest Review Process and During Timber Harvesting Operations", available at https://r1.dfg.ca.gov/portal/Portals/12/THPBotanicalGuidelinesJuly2005.pdf

[15] http://biology.usgs.gov/npsveg/nvcs.html

QUALIFICATIONS

Botanical consultants should possess the following qualifications:

- Knowledge of plant taxonomy and natural community ecology;
- Familiarity with the plants of the area, including special status species;
- Experience conducting floristic field surveys or experience with floristic surveys conducted under the direction of an experienced surveyor;
- Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
- Experience with analyzing impacts of development on native plant species and natural communities.

SUGGESTED REFERENCES

Bonham, C.D.1988. Measurements for Terrestrial Vegetation John Wiley and Sons, Inc.

California Native Plant Society. Inventory of Rare and Endangered Plants of California

California Natural Diversity Database. Most recent version. Special Vascular Plants, Bryophytes and Lichens List. Updated quarterly. Available at www.dfg.ca.gov

Elzinga, C.L., D.W. Salzer, and J. Willoughby, 1998, "Measuring and Monitoring Plant Populations," U.S. Dept. of the Interior, Bureau of Land Management.

Mueller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley and Sons, Inc.

Sawyer J. and T. Keeler-Wolf. 2005. A Manual of California Vegetation.

U.S. Fish and Wildlife Service, Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain.

U.S. Fish and Wildlife Service, Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Proposed and Candidate Plants.

Van der Maarel, Eddy. 2005. Vegetation Ecology.

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1.*#* Fewer than 6 known locations and/or on fewer than 2,000 acres of habitat remaining.

S2.*#* Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.

S3.*#* Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name
S1.1	Mojave Riparian Forest
	Sonoran Cottonwood Willow Riparian
	Mesquite Bosque
	Elephant Tree Woodland
	Crucifixion Thorn Woodland
	Allthorn Woodland
	Arizonan Woodland
	Southern California Walnut Forest
	Mainland Cherry Forest
	Southern Bishop Pine Forest
	Torrey Pine Forest
	Desert Mountain White Fir Forest
	Southern Dune Scrub
	Southern Coastal Bluff Scrub
	Maritime Succulent Scrub
	Riversidean Alluvial Fan Sage Scrub
	Southern Maritime Chaparral
	Valley Needlegrass Grassland
	Great Basin Grassland
	Mojave Desert Grassland
	Pebble Plains
	Southern Sedge Bog
	Cismontane Alkali Marsh

07/30/2010 16:20 FAX 18584674299 DFG R5 Southcoast Region 015/016

S1.2	Southern Foredunes Mono Pumice Flat Southern Interior Basalt Flow Vernal Pool
S2.1	Venturan Coastal Sage Scrub Diegan Coastal Sage Scrub Riversidean Upland Coastal Sage Scrub Riversidean Desert Sage Scrub Sagebrush Steppe Desert Sink Scrub Mafic Southern Mixed Chaparral San Diego Mesa Hardpan Vernal Pool San Diego Mesa Claypan Vernal Pool Alkali Meadow Southern Coastal Salt Marsh Coastal Brackish Marsh Transmontane Alkali Marsh Coastal and Valley Freshwater Marsh Southern Arroyo Willow Riparian Forest Southern Willow Scrub Modoc-Great Basin Cottonwood Willow Riparian Modoc-Great Basin Riparian Scrub Mojave Desert Wash Scrub Engelmann Oak Woodland Open Engelmann Oak Woodland Closed Engelmann Oak Woodland Island Oak Woodland California Walnut Woodland Island Ironwood Forest Island Cherry Forest Southern Interior Cypress Forest Bigcone Spruce-Canyon Oak Forest
S2.2	Active Coastal Dunes Active Desert Dunes Stabilized and Partially Stabilized Desert Dunes Stabilized and Partially Stabilized Desert Sandfield Mojave Mixed Steppe Transmontane Freshwater Marsh Coulter Pine Forest Southern California Fellfield White Mountains Fellfield
S2.3	Bristlecone Pine Forest Limber Pine Forest

07/30/2010 16:20 FAX 18584674299 DFG R5 Southcoast Region 016/016

Department of Toxic Substances Control

Linda S. Adams
Secretary for
Environmental Protection

Maziar Movassaghi
Acting Director
9211 Oakdale Avenue
Chatsworth, California 91311

Arnold Schwarzenegger
Governor

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AUG - 4 2010

August 2, 2010

Ms. Maral Tashjian
Los Angeles County
320 W. Temple Street, Room 1340
Los Angeles, California 90012

NOTICE OF PREPARATION FOR THE ENTRADA DRAFT ENVIRONMENTAL IMPACT REPORT, SCH NO. 2010071004

Dear Ms. Tashjian:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of a draft Environmental impact Report (EIR) for the project mentioned above.

Based on the review of the document, DTSC comments are as follows:

1. The Initial Study (IS) for the above mentioned project states that the Project site (Site) is vacant, undeveloped, and abandoned oil wells are located on the Site. Due to the historic presence of abandoned oil wells at the Site, DTSC recommends environmental site investigation to evaluate whether conditions at the Site pose a threat to human health or the environment.

2. All environmental investigation and/or remediation should be conducted under a Work Plan which is approved by a regulatory agency who has jurisdiction to oversee hazardous waste cleanups. Proper investigation and remedial actions should be conducted at the Site prior to project implementation.

3. If during implementation of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact me at (818) 717-6550.

Sincerely,

Alberto T. Valmidiano
Project Manager
Brownfields and Environmental Restoration Program – Chatsworth Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Office of Planning and Environmental Analysis
CEQA Tracking Center
Department of Toxic Substances Control
1001 "1" Street, P.O. Box 806
Sacramento, California 95812-0806

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July 26, 2010

Ms. Maral Tashjian
County of Los Angeles Regional Planning Department
Special Projects Section
320 W. Temple Street, Room 1340
Los Angeles, California 90012

"The Entrada Project"
County Project No. 00-210-(5)

Dear Ms. Maral Tashjian:

The Santa Monica Mountains Conservancy (Conservancy) is the principal State planning agency in the vicinity of the subject project. The Conservancy is greatly concerned with the virtually unmitigated habitat loss associated with the proposed project. We concur with the Notice of Preparation (NOP) that the potential impacts on biological resources are significant and recommend mitigation commensurate with the amount of habitat loss.

The project is located on a partially disturbed site between the Magic Mountain theme park and existing development to the south, west of the 5 Freeway. The project proposes to extend arterial streets into presently undeveloped land. As in the developments to the south, these extended arterial streets are designed to facilitate future construction in the different project areas, in this case for Newhall Ranch's Mission Village. Extending streets, utilities, and other municipal services to undeveloped areas is the definition of growth-inducing; therefore the Conservancy strongly disagrees with the NOP's assertion that "the project does not have the potential to induce substantial direct or indirect growth." To the contrary, the current project finances infrastructure that makes future development, whether presently planned or not, technically and economically more feasible, increasing temporal and permanent habitat loss by enabling earlier development of adjacent parcels. Project impacts must be considered in the context of potential build-out of the Newhall Ranch Specific Plan and the adjacent Stevenson Ranch Phase V.

The Conservancy's primary concern is the acreage of natural land to be urbanized. The project proposes to remove 382 acres of grassland, coastal sage scrub, chaparral, and alluvial scrub ecosystems, all of which have been destroyed at an astonishing rate in the

Santa Clarita Valley. Rather than a context-sensitive approach, the project proposes to totally transform the site's topography with 8.1 million cubic yards of grading. Furthermore, the projects impacts are not confined to the site, requiring over 100 acres of off-site grading for a borrow site and other impacts in another natural area.

The unique resources of this site include the endangered San Fernando Valley spineflower on the east end and a blue line tributary of the Santa Clara River on the west. The EIR must identify and mitigate impacts to these biological resources. The pending Newhall Ranch Spineflower Conservation Plan will require a conservation area larger than that shown on the preliminary plans. Impacts to aquatic resources and alluvial scrub habitat should be avoided or, if unavoidable, must be fully mitigated. Preliminary plans show complete elimination of the stream which, given the constraints from the spineflower conservation area, is likely unmitigable on-site.

Denser development concentrates environmental impacts on a smaller footprint and reduces per-capita impact. Increasing density should be used as a tool to reduce the consumption of raw land on the urban periphery rather than to constantly expand urbanized areas. The economic savings from compact development on this site should be reinvested in off-site preservation of open space to protect other natural areas from urbanization. Otherwise, the theoretical environmental benefits of density are not realized.

To adequately mitigate the loss of significant biological resources, including large habitat areas and a blue line stream, off-site preservation is essential. The project expands the urban boundary westward, narrowing the Santa Susana Mountains ecosystem. The configuration of the site does not lend itself to on-site dedication of open space beyond that already required for spineflower preservation. The only appropriate mitigation would be permanent acquisition of open space in this developing corridor to be protected by an appropriate management agency, such as the Mountains Recreation and Conservation Authority (MRCA). A similar project without such on-site constraints would typically dedicate more than 50 percent of the project area as permanent opens space. To mitigate for impacts to over 500 acres of habitat, at least 250 acres should be preserved off-site. The MRCA could acquire this acreage at a rate of $20,000 per acre within a period of 18 months. We therefore recommend that the County require a condition that the applicant be required to provide 250 acres of permanent open space with the option of paying a fee of $20,000 per acre not provided on-site for land acquisition within the Santa Clara River watershed between I-5 and the County line. We estimate that the on-site preserve will be approximately 100 acres, leaving 150 to be mitigated off-site.

If you have any questions, please contact Paul Edelman at (310) 589-3200 ext. 128.

Sincerely,

RONALD P. SCHAFER
Chairperson

cc: Laura Yoshii, Acting Regional Administrator
U.S. Environmental Protection Agency, Region IX
75 Hawthorne Street
San Francisco, California 94105-3901

Enrique Manzanilla, Director, Communities and Ecosystems Division
U.S. Environmental Protection Agency, Region IX
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August 10, 2010

Ms. Maral Tashjian
County of Los Angeles Regional Planning Department
Special Projects Section
320 West Temple Street, Room 1340
Los Angeles, California 90012

Dear Ms. Tashjian:

Subject: SCOPING COMMENTS – Entrada County Project No. 00-210-(5)
Vesting Tentative Tract Map No. 53295
General Plan Amendment No. 20100001 & 20100002
Zone Change No. 100-210
Conditional Use Permit No. 00-210
Oak Tree Permit No. 200700018
Parking Permit No. 200700013

Thank you for the opportunity to comment on the Notice of Preparation for the Entrada Project. This development will serve as a gateway to the Newhall Ranch Project and will greatly influence existing and future communities west of Interstate 5. The City has the following concerns that warrant further consideration in the environmental review and project planning phases:

Traffic Impacts/Transportation

As part of the Environmental Impact Report (EIR), it will be necessary for the project's traffic consultant to coordinate with the City Traffic Engineer to determine the most appropriate intersections to be studied as part of the project's traffic analysis.

Six Flags Magic Mountain is one of Los Angeles County's premier theme parks and a major destination for tourists. The traffic analysis must adequately account for the trips associated with the theme park both in terms of the number of trips generated as well as the assigned roadway segments that will accommodate them.

With more than 1,400 residential units and 7250,000 square feet of commercial space proposed for this project, a single point of access (Magic Mountain Parkway) would be insufficient to handle the number of trips. A second access route will be required. The second point of access should be constructed in advance of its actual need. A development phasing plan should be fully analyzed as part of the Environmental Impact Report (EIR).

A pedestrian bridge may be required to connect the commercial center with the residential areas. This will eliminate the need for pedestrians to cross a six-lane highway and would create a more walkable, pedestrian-friendly environment.

The EIR should include future transit plans for the Entrada area. The City of Santa Clarita Transit Division is the current contractor for transit services in the unincorporated areas of the Santa Clarita Valley. A Transit Development Plan has been adopted that forecasts potential transit service and route configurations for the entire Santa Clarita Valley. Please contact the Transit Division at (661) 294-1287 to request a copy of the latest Transit Development Plan.

Noise

The Entrada project is proposed to be constructed adjacent to Interstate 5, the primary north/south artery for the State of California. Interstate 5 produces noise that will affect the residential and commercial areas of Entrada. Noise impacts are further compounded by the proximity to Six Flags Magic Mountain. Not only will existing noise from the theme park impact future residents, the presence of those future residents, along with the community park and the elementary school, will create sensitive land uses that may, in turn, impact future development potential at Six Flags Magic Mountain. The EIR must accurately account for these noise impacts and present reasonable mitigation measures that will reduce the impact on Entrada's residents and employees while preserving the economic viability of Six Flags Magic Mountain.

Cultural Resources

Due to the size and existing natural condition of the site, the EIR should evaluate paleontological resources that may be present.

Recreation

The Entrada project does not appear to be connected to the regional trail system. The project site is located less than one mile from the Santa Clara River trail which traverses the limits of the City of Santa Clarita and will eventually extend north into San Francisquito Canyon and west to the Pacific Ocean. There are no internal trails within the development. Adding internal paseos and connecting the community to the regional trail system will increase the livability of Entrada and will provide a means of transportation that is independent of the automobile.

Grading and Slopes

The EIR should include an analysis of the slopes in order to determine the difference between the build out of the site under the County's current land use designation verses the proposed zoning. This is necessary in order to compare the "No Project Alternative."

Jobs/Housing Balance

In recent years, through the One Valley One Vision (OVOV) General Plan update effort, both the County of Los Angeles and the City of Santa Clarita have taken steps to address the issue of jobs/housing balance within the Santa Clarita Valley. Policies contained in OVOV, the pending General Plan and Area Plan update for the Santa Clarita Valley, work toward the goal of increasing employment in the Santa Clarita Valley in order to reduce the need of residents to commute into the Los Angeles Basin to earn their living. The EIR should analyze the proposed project to determine how or if the project is consistent with the goals and policies of OVOV. An analysis should also be conducted to show how the proposed plan's zoning compares to the number of jobs that could be created under existing zoning.

Other Comments

Given that Six Flags Magic Mountain is a major economic engine in the Santa Clarita Valley, the City is concerned that the proposed commercial component of the project does not relate to or incorporate the entrance to the theme park. The City also questions whether or not the proposed residential development is the most appropriate land use for this area. An alternative should be analyzed that includes more commercial and office space, and entertainment-related uses that would compliment the regional significance of Six Flags Magic Mountain.

As Entrada proceeds through the environmental clearance and entitlement process, the City of Santa Clarita will remain involved and will offer comments as necessary.

Thank you for your consideration in this matter.

Sincerely,

Paul Brotzman
Director of Community Development

PB:BJ:kb
S:\CD\Jarvis\Entrada\Entrada Scoping Comments August 2010.doc

cc: Kenneth R. Pulskamp. City Manager
Lisa Webber, AICP, Planning Manager
Sharon Sorensen, Senior Planner
Ben Jarvis, AICP Associate Planner
Paul Novak, Planning Deputy, 5th District
Susie Tae, Supervisor, Los Angeles County Regional Planning

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

8-19-10

Los Angeles County Regional Planning Department
Attn: Ms. Maral Tashjian, Planner
320 W. Temple St.
Los Angeles, CA 90012

Re: Notice of Preparation (NOP) - Entrada Project # 00-210-(3), VTTM, General Plan Amendment and associated permits

Dear Ms. Tashjian:

We strongly encourage the County to delay this project until after the update of the soon to be released General Plan. We note that many Plan amendments have recently come before the Board of Supervisors and been approved (i.e. 1260 unit Skyline Ranch, etc.) at the behest of large development corporations. This ignores the fact that tens of thousands of approved entitlements remain unbuilt, including vacant graded lots that abound and the foreclosure rate in Santa Clarita continues to rise.

It ignores the infrastructure and severe environmental problems including rising chloride levels which the sanitation Department refuses to address, non-attainment of Federal air pollution standards and increasing gridlock.

The County's continued approval of unneeded housing units is also adding to the real estate ponzi schemes that have wrecked havoc on our country's financial system. Developers' appear to be requesting entitlements, full well knowing that there is no market for additional housing, then borrowing against the supposedly increased appraisal value of the still vacant land. When the land remains unbuildable, they merely declare bankruptcy and walk away with the investors' money. Some of those investors are just regular bank depositors like all of us. We lose because the County refuses to actually do real planning.

The County is not required to grant General Plan Amendment changes or zoning changes. It is time that the Regional Planning Department admit that the "emperor has no clothes" and just say no.

Therefore we request that the County do an assesment of need and financial impact BEFORE completing and circulating this EIR.

Further, the County increased the population projection for the Santa Clarita Valley to 350,000 with the approval of the Newhall Ranch Specific Plan. While it is not understandable to us how the County can legally change the population projection in order to accommodate one large out of state development corporation when the population projection in the 1993 general plan

(270,000) is still not close to being met, we note that County and SCAG predictions "doth not babies make". The realty is that the population is not growing that fast.

While we concur with the majority of the findings of the NOP, i.e. that the requested entitlements will potentially create significant impacts, we suggest that two areas need additional discussion in the EIR that are not discussed in the NOP – water quality and water supply.

Water Quality

While the NOP correctly notes possible water quality effects due to construction run off, it ignores the unaddressed issue of increasing chlorides from sewage effluent that will be produced by this project. Chloride levels currently exceed Total Maximum Daily Load (TMDL) standards of 100mgl. Because the Sanitation District has refused to fund the alternative plan, Santa Claritans now face monetary fines against their taxes. It is unconscionable that the County continues to place this burden on local residents by approving new units that add to the chloride load.

We request that chloride load from the sanitation treatment effluent generated by this project be evaluated and addressed in this EIR and that the project not be approved without a mitigation to reduce chloride generation.

Further, Steve Maguin, General Manager of the Santa Clarita Valley Joint Sewage District, stated in a recent Signal article dated August 26th, 2010 that ground water was high in chlorides and is adding to the effluent load. While this is not an accurate representation of water quality in the majority of the wells in the Santa Clarita Valley, it is true of the Valencia Water Company "E" wells that will probably serve this project and have chloride levels approaching 90mgl[1] due to their location below the sanitation treatment plant. When household use loads of approximately 50mgl and additional chlorides added by the treatment process (as analyzed by the Sanitation District) there is no way that that the current TDDL of 100mgl or even the proposed compromise level of 150mgl can be met.

The EIR should address water quality impacts generated by the use of these wells. It may be appropriate to require reverse osmosis for any proposed use of these wells to serve residential projects.

Water Supply

We note that the County has received a Water Supply "Will Serve" letter from the Valencia Water Company and therefore checked water supply impacts as "Maybe" potentially significant.

We bring to the County's attention once again that the Valencia Water Company is the wholly owned subsidiary of the newly emerged from bankruptcy and reorganized Newhall Land and Development Company, owned and controlled through a series of LLCs by Lennar Corporation. A water company owned and controlled by the parent developer company is NEVER going to say that there is not an adequate water supply. Any general manager of the Water Company that would dare make a statement so injurious to the interests of the parent development corporation would immediately be fired.

---

[1] Newhall Ranch 404 River Alteration Permit FEIR Appendix F4_3_46, available on line at: www.dfg.ca.gov/regions/5/newhall/ and included herein by reference.

Therefore it behooves the Regional Planning Department to ensure an independent and impartial evaluation of water supply. We request that such an independent analysis be conducted.

We do not believe that such an independent analysis can be conducted by Impact Sciences due to their substantial financial ties to the Newhall Land and Development Co., in its former and current iterations. This consulting firm has also routinely downplayed the problems in the Sacramento Delta that will affect our water supply. Last January, at the order of a Federal Court Judge, the Dept. of Water Resources cut its initial allotment of state water to the Santa Clarita Valley to just 25%. Several environmental groups, including SCOPE, have continually submitted data for years showing that state water would have to be cut in order to ensure a functioning and sustainable Delta. Now it is happening.

The EIR must clearly disclose the magnitude of this problem, and include an analysis of impact on water supply of the recently released "Flow Criteria" produced by the State Water Resources Control Board[2] (to satisfy a requirement of the water legislation package approved by the State Legislature).

Conclusion

We will be providing comments on any environmental documents provided for this project and therefore now request notification of all hearings and receipt of all documents issued for this project. Thank you for the opportunity to participate in this process.

Sincerely,

Lynne Plambeck
President

[2] State Water Resources Control Board, *Draft: Development of Flow Criteria for the Sacramento-San Joaquin Delta Ecosystem*, prepared pursuant to the Sacramento-San Joaquin Delta Reform Act of 2009,and approved August 3rd, 2010, accessible online at: http://www.swrcb.ca.gov/waterrights/water_issues/programs/bay_delta/deltaflow/.

Appendix 1C

Scoping Meeting Transcript

CERTIFIED COPY

EIR SCOPING MEETING

JULY 28, 2010

"THE ENTRADA PROJECT"

COUNTY PROJECT NO. 00-210-(5)

VESTING TENTATIVE TRACT MAP NO. 53295

GENERAL PLAN AMENDMENT NO. 20100001 AND 201000002

ZONE CHANGE NO. 00-210

CONDITIONAL USE PERMIT NO. 00-210

OAK TREE PERMIT NO. 200700018

PARKING PERMIT NO. 200700013

Reported By:

REPORTED BY:
DANA D. FORBES,
CSR NO. 8095

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MARK SUBBOTIN
SAM DEA
MARAL TASHJIAN
MILES HELFRICH
JOHN MUSELLA
SUSAN TEBO
TOM WORTHINGTON

WEDNESDAY, JULY 28, 2010, VALENCIA, CALIFORNIA

-oOo-

MR. ZOLA: Thanks for coming. My name is Lloyd Zola. I'm with the firm of Environmental Science Associates. My involvement in this project is actually very short lived. It's to get everybody through the meeting tonight. My job involved in this project is to help conduct and help the county conduct an environmental impact report scoping meeting.

What we'll do tonight is talk about what a scoping meeting is, what the environmental process is, and then take input on what kinds of evaluations of the project should be done. We'll talk a little bit about what the project is.

There were a few things at the front table. One is an agenda, and then on the back of the agenda is information about what is being requested of the county. There's a little place to provide comments. If you want to leave comments tonight, you can just leave them up on the front table. There also is a postcard if you want to provide comments in writing afterwards. Just take that and mail it in, and all that will become part of the record for the environmental portion of this project.

Now, we'll talk a little bit about what a scoping

meeting is. A scoping meeting is very narrowly defined in state law. It has a very specific purpose, which is to provide an opportunity for the public and public agencies to provide comments on what kinds of environmental analyses should be done to evaluate a project.

To evaluate a project means define the types of impacts that will occur and what kinds of mitigation measures might be proposed, not to evaluate should we or should we not approve the project. That is the job of the county staff to make a recommendation later as to whether a project should or should not be approved.

This is the first part of a process where the county and its public record provides for comments from the public on the various aspects of the project. So tonight what we'll talk about are comments on what ought to be evaluated in the environmental impact report. The next opportunity will be to comment on the evaluations themselves, to comment on the environmental evaluations of the project.

And only after all of that is done does the project actually go in front of a decision maker at the county, first at the Planning Commission, then at the Board of Supervisors.

Now, what this is not is a public hearing on the

1 project or discussion is this a good project, is it a
2 bad project. The county under the law cannot make a
3 decision, cannot even think in their minds we ought to
4 approve this, we ought to not approve it until after the
5 environmental process is done.
6 So it's not really a discussion is this a good
7 project, a bad project, just what should we be
8 evaluating so that the decision makers at the county can
9 make a decision.
10 The basic background is that Los Angeles County has
11 received a series of applications for a proposed
12 residential commercial development, and I'll talk
13 specifically about each of the applications but a
14 tentative map to divide the site up into lots, an
15 amendment to the general plan, change of zone, a
16 conditional use permit as well as a parking permit, and
17 all of those requests of the county, that whole
18 application packet, requires ultimately the board of
19 supervisors to use their discretion and make a decision
20 should we approve this project, should we not approve
21 this project, should we approve some variation of this
22 project. What state law says, California Environmental
23 Quality Act -- and I'll throw planner words out -- CEQA
24 requires the county to go through a very formal set of
25 environmental reviews before they make a decision as to

1 whether they approve any or all of these actions.
2 The other thing that was up front is a document
3 that says Notice of Preparation. That will describe a
4 lot of the things we'll talk about and also describe the
5 project. So that's also up front for you.
6 The first thing the county is required to do is
7 review those applications. And once they determine,
8 yes, everything required that gets put in an application
9 is here, they determine does the project have and the
10 key word is potential for significant impacts. So is
11 there something here in all these applications that
12 could be significant, and the county determines on the
13 basis of that -- and that's that notice of preparation.
14 The back of that is called an initial study. When you
15 see that evaluation the county did and they said, yes,
16 there is a potential and, therefore, we need an
17 environmental impact report to be prepared, EIR.
18 What that EIR does is three things. One, it says
19 if that project is approved, if the county says yes, we
20 approve the project, what physical changes occur to the
21 environment in terms of what do you see now? What will
22 you see then? How much grading occurs? How much
23 traffic? How much noise? How much air quality, air
24 emissions? How much greenhouse gas? And all of those
25 subjects provides what changes occur, how can we reduce

1 the impacts of those projects; so if we know there will
2 be a lot of traffic, what can be done to reduce the
3 amount of traffic? And what alternatives are there in
4 terms of changing the project, reducing it, changing the
5 mix of residential and commercial that can also reduce
6 the impacts that they determine to be significant.
7 So the first step the county does after making that
8 determination is issue that notice of preparation that
9 I've referred to, and copies are back there.
10 That was released on July 1.
11 Now, what that document is -- if you haven't picked
12 one up, pick one up on the way out. One, it's a notice
13 to the public an EIR will he prepared. It asks for
14 comments on what ought to be addressed in that EIR.
15 There's a 30-day review period which the county has
16 actually extended; so comments will be taken through
17 August 14 on what kinds of evaluations should be
18 undertaken and do you, do you not agree with the
19 county's determination of the kinds of studies that
20 should be undertaken. So the county prepared that
21 initial study. We have that public review period now
22 that runs through August 14.
23 Once that period is done, then comes the completion
24 of what's called a draft environmental impact report.
25 That includes all the environmental evaluations that are

1 described in that notice of preparation and initial
2 study.
3 And that is then put out for public review, 45-day
4 public review period. That will start sometime late
5 this year. I can't tell you the exact date it's going
6 to be done. But if you signed the signup sheet there,
7 the county will make sure that you get notice of when
8 this document is available.
9 So the next time for public review is to look at
10 that document that will identify here's the traffic
11 study. Here's the air quality study. Here's how much
12 water. Here's the impact on services. And then in that
13 45-day review period is an opportunity to provide
14 written comments on that draft EIR.
15 So tonight we're going to talk about what studies
16 should be done in that 45-day review period. It will be
17 your opportunity to comment on do we agree with what was
18 done and the determinations or the evaluations that
19 actually were done.
20 So then what the county will do, they are required
21 under the law to provide written responses to every
22 written comment that was received. And so starting
23 early 2011 the county will start providing or writing
24 responses to all of the comments that were received.
25 And only after the draft EIR is written, has gone

through its public review, the public has commented on it, and the county has responded to those comments, only then does all of that package get put together in what's called a final EIR, and then and only then is the county allowed to hold public hearings and start the discussion as to do we or do we not approve the project.

So we'll go through the entire environmental process, and then sometime in the spring of next year will be a hearing where the county will take testimony should we approve, should we not approve. When the planning commission is done, the next time for public comments is then in front of the board of supervisors.

So tonight, remember, all we're talking about are what kinds of environmental evaluations should be done, and then the public hearings will start occurring next year. I've never actually included, in doing these meetings, a map of the project. And, of course, this is the one time the project's right over there. So as you go out, you'll see it. It's the area south of Magic Mountain. The other time we actually did it at the project site.

So the proposed development is 1,640 dwelling units: 480 single family, 1,232 multi family. And this is also described in that notice of preparation and initial study that was up front. So 1,640 dwelling

1 units and about 726,000 square feet of commercial use
2 which could be retail, could be office. 726,000 square
3 feet typical regional mall. So you picture the size of
4 a typical regional mall building. It's about a million
5 square feet. Those of you who know Orange County, don't
6 use South Coast Plaza. That's like three million.
7 But a normal -- I'm trying to think. Beverly
8 Center is about -- it will be about the size of Beverly
9 Center. An elementary school, public facilities, a
10 public park, two private recreation facilities, and then
11 open space areas, both natural open space and what's
12 called manufactured open space, hillside slopes that are
13 not developed and those kinds of things.
14 There are two areas that you'll see talked about as
15 the environmental documents get done. One is a 382-acre
16 site that is the area actually being developed, and then
17 you have also about 132 acres of off site improvements,
18 grading that will occur outside of the development area,
19 water tank and other facilities. So the total area that
20 the environmental impact report will address is the 515
21 acres.
22 But if you see the development referred to, it's
23 382 acres. That's because there are physical
24 improvements, physical changes that occur off site, and
25 state law requires you address both off site and on site

1 changes. About 8.1 million yards of grading, 7.4 most
2 of which occurs within that 380 acres of the project and
3 about 700,000 cubic yards off site getting the water
4 tank and making slopes work and so on.
5 The term balanced means that the amount of dirt
6 that will be cut. So as you cut into a hill, flatten
7 things out, the amount of dirt that's cut, the amount of
8 dirt that's placed new is the same. So there will not
9 be dirt being hauled into the development or being
10 hauled off site, the off site outside the 515 acres.
11 So within that 515 acres all the dirt movement will
12 occur within that area.
13 This is the land use plan. It's also over there
14 copied. So if you want to take a look in more detail
15 after the meeting, you can do that. But this is the way
16 that the site lays out, and so you will see the
17 development area in here and then the off site areas we
18 talked about being right over there; so the 380 acres
19 right here, other off site areas right there.
20 I should have pointed out, as we get to the public
21 input part, everything is being recorded by a court
22 reporter. So I'm used to talking loud. When we get to
23 the public input part, as you provide comments, just
24 make sure we're loud enough for the court reporter to
25 get that.

This is the site plan that's also over there that shows the lotting pattern, so how the lots will lay out specifically over and above just different than -- not different, but the land uses are in color and that shows how the lots will actually be designed.

Now, as I mentioned, there's a whole series of actions the county is being asked to take. One is that vesting map. So the county is being asked to allow creation of 560 lots, some single family lots, multi family lots that will be -- 39 actual parcels each of which will have multi family development, some lots for commercial development and then lots for recreation, parks, school. So that is the vesting tentative map that creates the parcels that individuals will either live on or have their businesses on, the school site and so on.

There is a general plan amendment. One proposal is to change the county wide general plan. So the general plan is the county's land use policy for the entire county, and there are changes being requested to that. These show the changes. This table is included in that notice of preparation. So you'll see the major change being the conversion of non urban land into urban land.

In addition to the plan that the county has for the entire county is a more detailed plan that the county

1 maintains for this valley, for the Santa Clarita area,
2 the areas essentially surrounding the city. There are a
3 series of changes being proposed to that. That's what
4 this table shows. That's also in the notice of
5 preparation, the primary change being the conversion of
6 areas now designated hillside management into a series
7 of development parcels or development areas to
8 facilitate development of the project as it is proposed.
9 there will also be a zone change that will be
10 considered. Basically what the zoning does is establish
11 setback, very specific development regulations, and the
12 zone change that's being proposed basically takes the
13 land use plan, converts it into the county zoning, the
14 major change being areas that are now designated
15 agriculture, five-acre minimums, converting that into
16 various urban land uses or urban zones that would
17 reflect the development as it's being proposed.
18 There are two conditional use permits being
19 proposed that does two things. One is it permits
20 grading more than 100,000 cubic yards. If you remember
21 at the beginning, I used the phrase discretionary
22 actions. So the county is being asked to use their
23 discretion.
24 In most jurisdictions a grading permit is a grading
25 permit, and the basic rule is if you meet all the rules

of our grading ordinance, the county or the city must approve it. There's no discretion to whether they're approved or not approved. And typically grading permits are not subject to all these environmental rules.

In Los Angeles County the basic rule is anything over 100,000 cubic yards -- a cubic yard is about the size of a 27-cubic foot refrigerator -- where you get a lot of grading in the county that is subject to their environmental rule; so that is the reason for that permit.

And then there's also a residential plan development permit, development program being requested that allows for actually design that isn't the standard cookie cutter lot-by-lot design that you would find in typical zoning.

There's also a parking permit being requested. And what a parking permit does is under the county rules every lot must carry all of its own parking. So if you have a shopping center, you would have either one parcel for the whole shopping center so you can put all the parking on that parcel, but if you start dividing the building up, now you can't put parking on the same lot as the building. So what it does is allow for sharing of parking across some of the lot lines that will be created in that tentative map.

That is the entire package of what the county is being asked to look at. And so with that, the question is what kinds of studies should the county do in order to evaluate that entire project. So we'll run through subject by subject. What we'll actually be doing is following the order of things in the initial study, and what I'll do is give you an idea of what the county has already said must be addressed.

The basic question and the input of the county needs tonight is from the public are there any other studies, any other things that should be looked at for each of these subjects.

So in terms of geotechnical hazards, as I mentioned, there's going to be a lot. There's going to be grading. What the county has asked for is a geotechnical study that will address slope stability. What that means, when you move 8.1 cubic yards of dirt, some of the areas are now steep. What happens with the slope stability as you're grading? Because these kinds of projects are built out over time, as some of the housing is built and other areas are being graded, how does that grading work with sensitive uses?

And then there are some areas where they have shallow ground water potential for liquefaction. You know, shallow ground water, shake it up, and you

have something that's not solid ground anymore. So the study being asked for is is there a real hazard, is there not a real hazard, and what do we do about it if it does exist? Those are the things that will be done in terms of geotechnical.

Any comments on things that need to be added in terms of geotechnical. You want to comment?

SPEAKER: I'm just wondering does this project compete with Newhall Ranch as far as trying to sell others?

MR. ZOLA: One of the things I'll talk about are limitations of CEQA, California Environmental Quality Act. When we get to the land use section of this, we'll talk about is this development within projections or not within projections but part of what -- we're looking at physical changes to the environment and not analyzing -- in fact, under state law you can't analyze essentially is this competitive, and economic issues are not fair game under CEQA.

If the issue is by competing, as your question were to ask, it would create physical impacts like you might have with the commercial center causing a problem with existing and then causing deterioration of existing commercial. Then the physical deterioration that might result is fair game under CEQA but not the competing

itself.

SPEAKER: I was just curious because the same company is involved.

MR. ZOLA: Same developer. And basically you could make the argument that any housing built within the valley competes with other housing in the valley. It depends on your view of how large or how small the market is. So this is geotechnical. Anything else on geologic issues?

SPEAKER: Yes. I have a comment on that. I didn't see anything discussed in here about a slope analysis map being prepared for the existing condition. I don't know that it's necessarily needed to determine the density for the proposed project. But when you evaluate the project alternative, I would imagine you want to take a look at the development potential, and the only way to determine that would be through slope analysis.

MR. ZOLA: Preparing a slope map. That's the bar on how loud you have to speak. She got it just fine. Flood hazards, the issues that will be addressed are as you develop rolling hills, drainage patterns will be changed because of site grading. That will be analyzed. In the northwest portion of the site there's what we call a blue line drainage core; so on the U.S. geological survey maps there's a line showing a drainage

that will be affected. So that analysis will be done.

There will be an analysis as to potential impacts related to erosion. What happens if it rains while grading is going on, mud flow, and then the potential for a large development project to not only change drainage patterns but the amount of water that would run off the site and potential for runoff after development, creating flooding. So those will be the flooding issues.

Anything else in relation to flooding that we need to get to? I'm used to saying we even though I'm not actually going to be writing this or reviewing it. Anything else on flooding?

SPEAKER: Does the drainage of property mostly go to the east?

MR. ZOLA: I'm trying to remember. Drains going east? Yes.

MS. TEBO: North.

MR. ZOLA: One of the things that we'll make sure is on the flooding we'll describe where the drainage goes, not just how much and potential for flooding but be clear on where drainage is heading.

SPEAKER: Are you protected from -- what's your situation with the dam (inaudible) --

MR. ZOLA: The determination the county made coming

into this was that the potential of the dam break is so small; so there's not going to be an analysis of what happens if the dam breaks. But now that you've made that comment, that will go to county staff and they will determine whether analysis of that needs to be made as part of the environmental document. Anything else on flooding? Okay.

Fire hazards. The site is now within an area that is fire zoned for very high fire hazard severity zone; so there will be an analysis of wildland fire hazard related to that. Today there is not adequate fire pressure -- or water pressure to fight a fire, which is to be expected out of a large development area that is undeveloped. But the issue will be addressed in the EIR's getting adequate fire flow and storage capacity for that.

And then within commercial areas and the potential for storage of flammable hazardous materials -- solvents, cleaning fluids, gasoline, who knows? That's what we'll find out. But the kinds of things that would power the equipment there do qualify as hazardous materials; so that will be analyzed also. Anything else in relation to fire hazards that needs to be addressed?

SPEAKER: I do have a comment. The main access

1 into this development is Magic Mountain Boulevard. Are
2 you also proposing access along 126 along Commercial
3 Center Drive?
4 MR. ZOLA: Access will be identified because the
5 basic requirement in relation to fire is to have
6 adequate access so that, as fire equipment is coming in,
7 if you're getting people out, there's always two points
8 of access. So what we'll do is we'll get the comment
9 here that the EIR should address the adequacy of access
10 in relation to fire and describe where the access points
11 are and the traffic -- where the access points are and
12 how much is expected at each one.
13 SPEAKER: Are you going to answer that at traffic
14 at the access to the 126?
15 MR. ZOLA: Yes. Okay. Anything else on fire?
16 Noise. The initial study identifies that there's a
17 potential for the existing noise sources to impact noise
18 sensitive uses, noise sensitive uses being housing,
19 schools. So the basic impacts would be from traffic
20 that would be created by the project, what are the
21 impacts from traffic being created by the project and
22 traffic that already exists.
23 And then as the result of new development,
24 activities, commercial uses, construction, vehicular
25 traffic, the ambient noise will be louder or we presume

it would be louder; so the EIR, environmental impact report, will address how much noise or what will be the change that people will hear at their homes surrounding both on site and surrounding the site as a result of the project.

SPEAKER: Is Magic Mountain thought to be a problem sound wise?

MR. ZOLA: One of the things -- the question in relation to Magic Mountain, one of the things that will be done is to analyze what is ambient noise before the project is built and afterwards. So noise readings will be taken as part of a noise study, and then a determination what does it really mean in terms of land use compatibility with the noise that you would hear from Magic Mountain. And once the noise readings are done. Then based on the county standards, a determination can be made is it a problem, is it not?

SPEAKER: You have some areas fairly close to I-5 too. Are you addressing noise?

MR. ZOLA: I should have said actually that area noise sources, i-5 being one of those noise sources. I tend not to say that leaving out the one that's most obvious. How does noise from I-5 affect the residential uses that are being proposed? Both existing noise and after you add project related traffic, what is the

1 effect on the housing that's proposed. Anything else on
2 noise?
3 Water quality. What the county has said needs to
4 be addressed is the impacts on water quality in the
5 Santa Clara river and ground water. So as water
6 percolates into the ground water table and runs off
7 ultimately into the Santa Clara river, impacts to the
8 quality of that water can occur from several places, and
9 this is what will be analyzed.
10 Impacts that would occur during grading and
11 construction on the quality of runoff from the
12 construction sites, potential erosion and runoff during
13 construction, during the grading, and then changes in
14 water quality that occur running off impervious
15 services, running off streets, sidewalks, parking lots,
16 running off buildings, and there's a series of rules
17 that new development must comply with and the analysis
18 will be are all of the water quality protection kinds of
19 things that would be required under the standard permits
20 being met with this project.
21 So the basic idea being water running right from
22 the street with the oil and stuff and parking lots
23 doesn't go straight into the river. So how does it get
24 treated so that the oil and all the other stuff that
25 runs out of our cars, much as we like to think they

1 don't leak, how do we keep it out of the river?
2 Anything else on water quality?
3 SPEAKER: Are we making any assumptions about the
4 treatment plan, existence of the treatment plan that
5 Newhall has planned for its project?
6 MR. ZOLA: That's in relation to sewer or --
7 SPEAKER: Sewer.
8 MR. ZOLA: We'll get to public services and sewer.
9 The basic issue there would be how will all the sewage
10 generated be treated; so that analysis will be done.
11 Yes?
12 SPEAKER: I think, when we're talking about the
13 water quality, I think we're talking about the salt
14 content that's going to be returned to the river, and
15 how do you plan to treat that?
16 MR. ZOLA: So looking at the salt content of that
17 as well as the oils and other stuff also. Good.
18 Anything else on water quality?
19 Air quality. A couple different things will be
20 looked at. There will be an air quality study done.
21 The county is requiring that as part of the
22 environmental impact report.
23 What that is now required to address are fugitive
24 dust emissions; so during grading, the dust that's
25 generated on a site, the dust you can see but more

importantly the dust that you can't see, the really small particles, potential for impacts on the middle school, residences both during grading and construction of buildings on site. So the analysis of construction impacts will occur.

Mobile emissions, being vehicle traffic; so during construction there will be workers traveling to the site. There will be deliveries back and forth and so the air quality impacts of that, the air quality impacts after the project is built, the people driving to the commercial site, people who live there driving back and forth and basically adding everything up of everything coming out of the tail pipe of people coming and going. So that analysis will be done.

And then impacts on sensitive uses, the residences, the school in relation to those emissions of air pollutants that will occur, what are the impacts on the houses and the school.

And then greenhouse gas emissions now being required on all of these environmental studies, basically measuring the term the carbon footprint. So what is the impact on climate change that this project would contribute to or not contribute to because that's what the study will determine. Any other issues on air quality?

SPEAKER: This will probably turn out to be unmeasurable because all the other projects have essentially been unacceptable air quality.

MR. ZOLA: The one thing that -- the comment was made about immitigable. One of the things that will occur in the environmental impact report is the studies will be done of all of these things to determine what is the impact. There will be a threshold identified that says this is how we determine if something is not significant or if it is significant.

And then any impact determined to be significant, the county is required to apply mitigation measures, all feasible mitigation measures; so what can be done to reduce the impact that may be significant to maybe something not significant. And after all those feasible mitigation have been applied, the county must then make a determination as to are the impacts, after we make them less severe, still above or below that line. So that was that phrase immitigable.

So what you can't do now is what used to be done 20 years ago, gee this impact is really bad. We won't even try mitigating. So all feasible mitigation must be applied. And then you will see in the EIR a determination are the impacts after mitigation less than significant or not. Anything else on air quality?

1 Okay.

2 Biological resources. You have a site that largely
3 consists of undisturbed vegetation, potential for
4 sensitive species in the area, and that will become an
5 urban development. So what are the impacts in relation
6 to losing that undisturbed vegetation, impacts on the
7 sensitive species that may be located there, impacts
8 related to that drainage we talked about, impacts
9 related to wildlife movement as the animals now can move
10 freely about that site or through the site and then
11 impacts to oak trees.

12 So what is being proposed now is to remove -- there
13 are 102 oak trees on the site. What is being proposed
14 is to remove 65 of them and then encroachment into the
15 drip line, which means grading or development in the
16 drip line, the drip line being, if you picture an oak
17 tree and it goes out and you look at the outer branches,
18 the outer leaves of the tree, and anything within that
19 is the drip line. Anything that, when the rain falls,
20 if it hits the tree, that's the drip line.

21 With an oak tree ideally you don't encroach into
22 them that's being proposed, and so what the
23 environmental report will do is analyze what is the
24 effect of removing 65 oak trees, what is the impact of
25 encroaching into that drip line. And then if the

1 determination is that impact is, in fact, significant
2 requiring mitigation. Anything else on biology? Yes.
3 SPEAKER: When you say oak tree, does that mean
4 some size oak tree? What's the class of oak trees? All
5 oak trees?
6 MR. ZOLA: The 102 oak trees that were identified.
7 SPEAKER: When you say identified --
8 MR. ZOLA: Make sure in the document that the size
9 of those trees is identified, what are the impacts based
10 on size of trees and what are the size that were
11 identified on site. So that will be part of this
12 document.
13 SPEAKER: There's probably more than 102 oak trees.
14 MR. ZOLA: The comment that we should have then is,
15 if I understand you correct, that if the 102 that have
16 been identified are of a certain minimum size, to
17 identify the fact that there are other oak trees of
18 smaller size on the site that would be affected even if
19 they're not quantified, counted, and gone through one by
20 one. Yes?
21 SPEAKER: What efforts were made by the people who
22 designed this project to save oak trees? It seems like
23 coming up with 65 percent or -- excuse me -- 60 to 65
24 percent of the larger oak trees being eradicated seems
25 to be a little bit insensitive perhaps to the existence

1 of these oak trees. If this was with the city,
2 obviously this would be contrary to the oak tree
3 ordinance. And how does this compare to the county's
4 oak tree ordinance?
5 MR. ZOLA: So in terms of the analysis, I think one
6 is evaluated in terms of the county's ordinances on oak
7 trees. What CEQA requires -- and it's a little bit of
8 maybe not a fine line, but what the county is required
9 to do is to take the project as it was proposed and
10 evaluate what are the impacts of what was proposed.
11 If they then find as part of the environmental
12 review the impact is significant, then to apply
13 mitigation measures rather than going back and actually
14 directly answering the question that you asked, what do
15 they do to avoid this, the impacts are based on what's
16 approved -- not approved but what they're asking be
17 approved.
18 But what the county does in the EIR in their
19 evaluation, what needs to be done in the EIR is to look
20 at in the alternative how can the significant impacts be
21 avoided? So are there ways of either avoiding the
22 impact, minimizing the impact?
23 So what you'll see in mitigation measures is ways
24 of reducing the impact and, in the alternative, if
25 that's determined, the 65 trees and the 12 determined to

be significant, what are alternatives to what was proposed that would minimize or avoid that impact? That's the requirement doing the alternatives, and we'll talk about alternatives at the end of this as one of the subjects being addressed.

SPEAKER: It's just a very quick comment because this is for public record that 65 out of 102 trees being taken out seems excessive and it seems that nobody bothered to plan to save oak trees.

MR. ZOLA: And the limitation we have under CEQA is the county is required -- that EIR is required to address the project that it was given.

SPEAKER: And I'm commenting on what was given.

MR. ZOLA: That analysis will be done. And as I said, the questions as to is that good or bad, should they not do it, should they do it occurs at the end of this process. All of this is providing information to help the county make informed decisions realizing what all the impacts are. Anything else on biology?

SPEAKER: The coastal sagebrush that is -- (inaudible)

MR. ZOLA: We're having problems hearing you.

SPEAKER: The coastal sagebrush is not recognized to be (inaudible) and I think it's important.

MR. ZOLA: The coastal sagebrush is being

1 recognized, and impacts on that will be addressed in the
2 document. Anything else on biology? Okay.
3 Cultural resources. Potential impacts to historic
4 resources, archeological resources; so historical,
5 prehistorical. So the question that will be analyzed is
6 are there historic resources on this site? If there
7 are, what would be the impacts on them? Are there
8 archeological resources, native American artifacts or
9 evidence of native American occupation? Are they there?
10 What is it? Is it significant? What are the impacts of
11 this project on those? Anything else on cultural?
12 SPEAKER: Are you going to prepare a
13 paleontological resource analysis to the site?
14 MR. ZOLA: Yes. The two studies the county has
15 asked for are impacts on historic and archeological; so
16 there will be a cultural resources analysis done that
17 would be a study are there resources on site and, if so,
18 what are the impacts of the proposed project on those
19 resources. And then, if there are significant impacts
20 on that, what mitigation measures need to be applied?
21 All the studies will basically follow that same flow.
22 What are the impacts? Are they significant? If they
23 are significant, then how do we mitigate them? Anything
24 else on cultural? Yes.
25 SPEAKER: The statement the project would not

1 directly or indirectly destroy any known paleontological
2 resource center features, well, this is an area of great
3 historical significance both to the explorers that came
4 here and set up in Valencia and also to the native
5 Americans that lived in this area, and how do they go
6 about approaching this considering that this is a known
7 area for archeological consideration?
8 I mean you can't just take bulldozers and, hey, if
9 we hit something, we're going to stop. What would they
10 do special for a site like this that would accommodate
11 this known -- you know, you have maybes, but this known
12 existence of its proximity to a large community.
13 MR. ZOLA: The reason that you'll see on the
14 checklist a lot of maybes is until you actually have
15 studies that confirm there is something there
16 definitively on that site or definitively not there,
17 maybe is the correct. And under the environmental
18 quality act, checking maybe means you have to go study
19 it to determine yes or no.
20 The basic study for historical and archeological
21 study; so the historics where you talk about the
22 explorers, the historic resources, the native American
23 occupation being the archeological, first thing is a
24 record search. And the records on all the finds in each
25 county are stored in a clearinghouse. So an historian

or archeologist will check the surveys or check at the resource center what has been recorded on or adjacent to my site that I'm going to study.

We'll then go out and walk the site back and forth and transect looking for what they can see from the surface. And based on that we'll either re-record sites, record new sites or identify that a site that was recorded is no longer there and then determine are the impacts significant of building this project or are they not significant? What mitigation is needed?

Sometimes that mitigation will be leave it in place, or it could be any number of things depending on what the resource is. But it starts with record survey, on site survey, determine impact, and then do that.

The word that you mentioned -- and it's probably the most horrible word to have to ever pronounce -- paleontological -- I actually did that on the first try. I haven't done that before. Paleontological resources are prehistoric I crassly will say whale bones or dinosaur bones. It's pre-human resources. Those are generally identified, and those are almost never found on the surface. So those are always subsurface. So depending on the geologic formations, they would determine is monitoring necessary, not necessary.

SPEAKER: Which is common in this area.

MR. ZOLA: Anything else on culture resources? Okay. In terms of mineral resources, there are areas that are within what's called an MRZ, mineral resource zone, three. And the state has done mapping theoretically throughout the state but most areas of the state as to the existence of significant mineral deposits.

Significant mineral deposits in this case being identified as -- it's sand essentially but sand that's of a class that can be used in pouring cement concrete, which is a dwindling resource in the state. So the state has mapped where those generally occur.

Mineral resource zone three means there's the potential for those sands to be there; so the county has said as part of this project, since you're in that zone, analyze what does it mean if the potential for removing those resources such as mining the site is forgone in favor of urban development. Anything else on mineral resources?

SPEAKER: Would that also include oil?

MR. ZOLA: No.

SPEAKER: So oil is not included as a resource?

MR. ZOLA: That comment will also be provided to the county to look at oil, and then the county staff will make a determination as to whether that should or

1 should not be part of the ultimate document.

2 MR. ZOLA: Anything else on minerals? The other

3 thing I should have said on the cultural resources is

4 the one thing you will not see in the studies when the

5 EIR comes out is any mapping of where things are. In

6 fact, as a general environmental impact report person, I

7 don't even get to see those maps. Generally you will

8 not see maps where resources specifically are. You will

9 be told this is on the site, this is not on the site, or

10 it is near the site but not exactly where.

11 Agricultural resources will be analyzed. The state

12 has a mapping program where they map agricultural

13 resources throughout the state. Part of the site we're

14 talking about is identified as grazing land, a portion

15 is identified as prime farmland, and so obviously it's

16 part of an urban development project that becomes no

17 longer available for farming.

18 So it's not that you can see a farm out there and

19 gee now it's not going to be a farm, but that land could

20 be used for grazing or agricultural what are the impacts

21 of converting it to urban development and actually loss

22 of forest land, I think primarily related to oak trees.

23 Anything else in terms of agriculture? Okay.

24 Visual qualities. Right now driving along the I-5

25 as you're either going southbound past magic mountain or

northbound towards Magic Mountain, there's a certain view you have of the site that the county has said we want to see an analysis of the changes of views from the I-5 both what you see and light and glare as you're driving the freeway and what are the visual impacts associated with grading a site. So now you have rolling hills. When you're done, you're going to have the commercial and residential that was proposed. So what is the change of view, and that will be analyzed as part of this environmental documents. Anything else on visual qualities to be analyzed? Okay.

Traffic was the comment you brought up before. So what the county is required is preparation of a traffic study that will look at increases in traffic resulting from the development in an area that already has a lot of traffic, what happens when you add parking or add traffic to the area and what happens -- remember, there was that request for shared parking so that two legally separate parcels sharing their parking, and that will be analyzed in terms of will there be adequate parking overall within the project. What kinds of impact might there be on parking?

So you had made the comment about where the access points are; so that will be identified. And then the traffic study will also identify how much traffic at

each point, both morning, the peak hour in the morning and afternoon, the peak hour then.

Anything on traffic?

SPEAKER: Will there be a lot of construction like the one that's on Goldcrest off of Valencia Boulevard in the gated community there? There's absolutely no parking whatsoever. Are there any areas like that here?

MR. ZOLA: I'll turn the question around into the CEQA world of what we're dealing with. What will be analyzed in terms of right now construction, you will see discussion of how many workers will be coming to the site, number of vehicle trips going to the site will actually be included as part of the air quality study so you can analyze how much traffic is going on.

But I think we should make sure the comment is that those traffic inputs into the air quality study related to amount of traffic construction be disclosed in the traffic section where you might look to find that answer.

SPEAKER: I was actually asking will there be sufficient parking?

MR. ZOLA: So the other question then would be as part of analyzing parking and the shared parking concept, will there be adequate parking during construction for construction vehicles, deliveries?

What are the impacts of parking during the construction period?

SPEAKER: I'm talking about when the project is finished. There are projects built which have inadequate parking basically.

MR. ZOLA: That's the analysis. So the analysis of not just the shared parking, but you are saying let's look at parking for the entirety of the project to determine is there adequate parking?

SPEAKER: I have a comment about the extent of the traffic study. I feel as though you should be coordinating with the city traffic engineer to determine the intersections and the roadway segments that should be analyzed with the city.

MR. ZOLA: Thank you. That makes life a lot safer for the persons doing the traffic study too, having agreement on what intersections will be analyzed before doing it and making sure that both County Public Works and city are agreeing on what is the extent of that analysis. Thank you.

SPEAKER: Will the traffic and access patterns be studies in relation to the fact that there's an elementary school, the junior high, and high school here in this area? Will all of that be taken into consideration?

MR. ZOLA: Typically what's analyzed in terms of traffic is the morning peak hour; so the 60 busiest minutes. So you study actually a two-hour period and analyze what does that one hour within that window that you have the most traffic on the street so as people are leaving their homes to go to work and then as people are coming home in the afternoon or opposite for offices.

Typically what's not studied are the impacts of the children arriving at school on those streets. And one of the reasons at this level that's often not done is you don't have the design of the school yet to know where their entries are.

SPEAKER: I'm more concerned about the existing schools.

MR. ZOLA: So the comment then should be the impacts on the existing school in relation to project traffic. Good. I tend to think only of that new development; so that's the way we go through these. Yes. Did you have a comment?

SPEAKER: They are going to have a school in the new development?

MR. ZOLA: Yes. There will be a school there.

SPEAKER: I'm kind of curious. The previous projects that we've had that have been analyzed, for example, the Newhall Ranch project, have made

assumptions the traffic model requires that assume certain things like trips from so many. One of the assumptions that was made early on was that the existence of the industrial area from 126 and west of 5 would help reduce the number of trips because they would be local jobs so people wouldn't be traveling. So I'm wondering if that's going to be the kind of analysis that would occur on this project. Do you make assumptions when you model these assumptions?

MR. ZOLA: Yeah. And you do have to make assumptions in a model, and basically the county maintains or there are maintained traffic models that are used and analyzed traffic patterns when you add traffic.

When you are studying a very large area, one of the assumptions that you have to make is how much traffic never leaves that site. So in relation to a study of the 382 acres, the industrial areas you are talking about would be off site so traffic from the residential being proposed in this project to the business parks yet to be built within Santa Clarita within the valley would show up on this traffic model as opposed to being solely internal

SPEAKER: I guess that's my point is that basically what that would tend to do is it will tend to reduce the

volume of what you have on file because each project on I-5 and, if you look at a reasonable model -- (inaudible) would jamb up and this is just going to add to that.

MR. ZOLA: Okay. And that will be evaluated as part of this. Anything else on traffic?

SPEAKER: Magic Mountain -- how is the traffic with Magic Mountain? You have the houses. Is that going to contribute to more traffic on Magic Mountain Parkway?

MR. ZOLA: What will be analyzed is understanding how much traffic exists now, what is the projected traffic that would occur even if nothing was ever built on this site? The project from this proposal would be added to that traffic and then analyzed. Yes.

SPEAKER: Analysis of the impact on ingress and egress out of Magic Mountain itself. It seems like going in would be fine; coming out may not be.

MR. ZOLA: Yes ma'am.

SPEAKER: I also found it a little inconsistent on your traffic access E, you put a maybe that you don't think 1,640 dwelling units will exceed 150 peak hour trips. It might maybe? Come on.

MR. ZOLA: And realize by checking maybe, it requires the study to be done. Really the key is if it were checked no, you'd be asking what in the world is

the basis for saying no. So the study will be done to analyze what is the peak hour traffic.

SPEAKER: So for a. Does the project contain 25 dwelling units or more, you could have put maybe. Because it is. So you could have used that argument there too. I think you fudged a little bit on this, and I think that should definitely be a yes.

MR. ZOLA: One of the things that nobody can do is undo a document that's already been distributed by the county.

SPEAKER: Yeah. But I can comment on it.

MR. ZOLA: Yeah. Definitely.

SPEAKER: I just did.

MR. ZOLA: So the comment is it should have been a yes. Unfortunately, the one thing we can't do is go back.

SPEAKER: I just did.

MR. ZOLA: Anything else on traffic? Okay. Sewage was an issue somebody brought up before, and so what will be analyzed under sewage is what is the capacity, the infrastructure that exists in relation to being able to take sewage generated within the project, get it into pipes, and then get it treated. And so that's really the analysis that will be done there. Anything else on sewage?

SPEAKER: Yeah. What method do you plan to remove the -- to lower the salinity of your effluent? Because that seems to be a big deal with the regional water board. Where is your treatment facility?

MR. ZOLA: There's going to be two things that are involved. One would be on the water quality side, the water running off from the site and this one -- I think you got that comment on salinity for the water running off the site.

SPEAKER: I was just asking what are the plans for treatment? Because the treatment facilities would be upstream from your project.

MR. ZOLA: Okay.

SPEAKER: So are there plans for treatment?

MR. ZOLA: Great.

SPEAKER: What are they?

MR. ZOLA: We'll make sure that comment also gets to the county.

SPEAKER: You are stating that the project capacity of the Saugus and Valencia wastewater reclamation plant, you say, is at projected capacity. Which reclamation plant is that? Is that going to be the one down by the county's line?

MR. ZOLA: Which one is that referring to?

MS. WOMAN: Valencia.

1 MR. ZOLA: Valencia. So let's make sure. In the
2 comment what we'll get is to be clear on when we say the
3 treatment plant, which plant, where is it, and what is
4 that capacity compared to.
5 SPEAKER: It says projected capacity. So what are
6 the plans?
7 MR. ZOLA: Being clear on what is meant by the term
8 projected in terms of what is capacity now. I guess you
9 are asking really a timing issue.
10 SPEAKER: Well, yeah. I mean you are making
11 statements here about a project, and you say you have no
12 projected capacity.
13 MR. ZOLA: The analysis that the county has asked
14 for in this essentially equals will there be capacity
15 when something is built and sewage is generated, there
16 will be capacity to accept that sewage and be treated.
17 That's the question that will be analyzed.
18 SPEAKER: It's not when. Because I understand the
19 Santa Clarita city council is fighting the wastewater
20 treatment facility; so there will not be one at this
21 moment on the county line. So what are your plans?
22 What are the plans of this project to take care of their
23 treatment?
24 And also the Saugus and Valencia wastewater
25 reclamation areas are also available for projects that

1 have already been approved to the north; so they have
2 additional -- how can I put it? -- already entitled
3 projects that will be using those treatment facilities.
4 And plus they are upstream from you; so what will this
5 project do?
6 MR. ZOLA: Okay. Anything else on sewage?
7 Schools. The issues that the county is asking be
8 addressed in relation to schools are the adequacy of
9 school facilities to accommodate the students that will
10 be generated by the residential uses or all the uses
11 within the project site and getting kids to and from
12 school; so the transportation of students to school.
13 One thing to be aware of is in relation to schools
14 there is a limitation under the California Environmental
15 Quality Act in terms of what can be requested in terms
16 of mitigation.
17 The basic rule that we have to deal with here is
18 payment of the statutory building fees, development
19 impact fees for schools is presumed to be mitigation in
20 full. Anything beyond those statutory fees is the
21 responsibility of the school district to deal with as
22 opposed to the developer. So state law is saying the
23 developer pays the fees. Beyond that is the school
24 district's responsibility.
25 So the analysis here will be will school facilities

be adequate to accommodate all of the students that will be generated within the site and those facilities being put in place as well as transportation. Yes?

SPEAKER: Do you know if the school would be in Saugus or Newhall district yet?

MR. ZOLA: No. I don't. So one of the things that will be analyzed or disclosed and part of this discussion will be which district is that in, where is it, and generation of students going into which district and who gets the school capacity within both. Anything else on schools?

SPEAKER: Will this impact on schools be impacted by Newhall Ranch?

MR. ZOLA: One of the things that EIR is required to talk about is not just the impacts of this project, the 1,640 units, but what are called cumulative impacts. So we'll get to that question at the end.

So the EIR will analyze the impacts of the project and then in less detail the impacts of the project in relation to all the other projects that can be reasonably foreseen, cumulative impacts. Anything else on schools?

SPEAKER: Is there an analysis of impacts on the local college campuses?

MR. ZOLA: Typically that's not done on colleges.

It's typically K through 12 that's analyzed. We can get that comment to the county. But at this point what the county is requiring and EIR analysis is K through 12. Anything else on schools? Analysis of fire and sheriffs services. What is the effect of new residents, what's the effect of new structures, new businesses on staffing and response times for both the fire department and the sheriff's department

SPEAKER: That's a big question.

MR. ZOLA: I'm sorry. I didn't hear you.

SPEAKER: I said that is a big question because the development here on the west side is already deficient in fire and sheriffs' services, and a lot of people have wondered if there will be another fire station in the area and how they're going to staff sheriffs, additional sheriffs, for the area.

MR. ZOLA: So that will be the analysis that occurs here. Anything else on fire and sheriff?

Water supply. There are two questions that will occur on water supply. One, is there adequate water to support this use. Where does it come from? Is there assured supply? In other words, can supplies be guaranteed. And then the infrastructure, the pipes that it goes through, is that adequate. So that will be the analysis for water. Anything else on water?

1 SPEAKER: (Inaudible).

2 MR. ZOLA: In terms of water supply, there is a
3 letter from a will serve letter that says, "Yeah. We
4 have adequate supply."

5 What the environmental impact report then is being
6 asked to analyze is what is the basis for that
7 conclusion. One of the things under CEQA that must be
8 done is not just here's the conclusion. You have to
9 demonstrate -- essentially provide the analysis that
10 leads to that conclusion. So that will be part of what
11 you see in that document is what is the basis for
12 determining that there is adequate water supply. And
13 when you look at that analysis, is that conclusion a
14 valid conclusion. Anything else on water? Okay.

15 In relation to utilities and other services, what
16 will be looked at in the EIR is land fill capacity to
17 accept solid waste from the proposed development and
18 then what does it mean increases in demand for
19 electricity, natural gas. Anything else on utilities?
20 Okay.

21 As you are getting the idea, there's a lot of
22 analysis that goes into these things. We talked a
23 little bit earlier about land use. In relation to land
24 use, what will be in the EIR is an analysis of altering
25 the pattern, scale, character of development and then

1 consistency with the county's hillside management
2 criteria.
3 So right now there is a hillside management zone in
4 place. When that zone change occurs, that the
5 development would be subject to a different set of
6 rules. So you need to disclose that that is what will
7 occur here. Any other questions or things that need to
8 be analyzed in relation to land use? Okay.
9 Hazardous materials. We talked a little bit about
10 this earlier in relation to water quality, the
11 potentials for hazards relating to existing on site
12 wells, soil contamination, so on will be analyzed in
13 this document. Anything else on hazards? There will be
14 an analysis of population -- yes?
15 SPEAKER: Would the old wells that run the property
16 constitute a hazard?
17 MR. ZOLA: That's the question that will be asked
18 and analyzed in the document, do those existing
19 abandoned wells constitute a hazard. Okay.
20 Population, employment, housing. Obviously, when
21 you build houses, there will be increased population.
22 The question that will be asked is does that new
23 population take the area beyond the existing
24 projections? What happens in relation to jobs, housing
25 balance, increasing vehicle miles, traveled by adding

1 people, essentially the question you asked earlier in
2 relation to housing in relation to local employment,
3 what actually happens, doing that analysis here and then
4 by adding people, do we need new recreational
5 facilities, new parks. Anything else on population,
6 employment, housing? Yes.
7 SPEAKER: How many acres are proposed for parks?
8 MR. ZOLA: That number is actually in the document
9 you have, the number of parks, acreage. So what will be
10 analyzed is based on the population that will live in
11 the 1,640 dwelling units, does that meet county
12 standards in terms of parks per thousand population for
13 parks. Does it meet the standard? Do we need more? Is
14 it okay as it is, essentially the quimby analysis of
15 adequacy of parks being proposed. Yes.
16 SPEAKER: I think it would be appropriate to
17 conduct an analysis of how the project is consistent
18 with the draft OV principals and policies.
19 MR. ZOLA: Okay. Consistent with the draft OV plan
20 that's going on now. Anything else? We are actually
21 getting close to the end. This is it, the other
22 sections that goes in the EIR.
23 I've talked a little bit in relation to different
24 things about alternatives. CEQA requires that you have
25 a reasonable range of alternatives to the project. The

one that must be discussed is no project. What happens if the county says, "No. We don't approve the project"? And that relates to both nobody ever building anything ever again. But what would happen if you saw building occur pursuant to the general plan amendment, zone change. So what would happen if the site were built out based on the existing general plan and the existing rules. So you have a comparison what happens under the existing rules to others.

And then other alternatives. The other alternatives are based on what could be done different with this project that would avoid significant impacts? So we talked about that in relation to oak trees, if the determination is impacts on oak trees are significant, how might the project be changed to avoid that impact and any other significant impacts that are identified in the process. So there will be alternatives analyzed.

Cumulative impacts that comment about this project in relation to others being proposed or that have been proposed, are being proposed that reasonably may be proposed and then growth inducing impacts. 1,640 units, 700,000 square feet of commercial, what might that do in terms of other people now wanting to develop it that had not thought about it before; so that's the growth inducing impacts. Anything else in relation to those or

specific issues you have in relation to those three?

SPEAKER: I'm wondering if you'll analyze an alternative site analysis if there's any potential for this project to be built anywhere other than here.

MR. ZOLA: There are provisions under CEQA to analyze alternative sites. That will be looked at, and there will be a determination made as to whether an alternative site meets the CEQA criteria for a reasonable alternative. But you'll see the evaluation of an alternative site even if it includes no we don't need to analyze it. Anything else on these three? This is the end.

As I said at the beginning, this is the first opportunity for public comments on the project and its environmental review. So the first part of this is what we did tonight to comments regarding what should be in the environmental documents and environmental evaluations done for the project.

So you can do one of two things in relation to that. The comments you made tonight were recorded by the court reporter and will become part of the public record that will eventually be part of what the planning commission and board sees.

On the back of your agenda, if you want to drop off written comments tonight, go ahead and leave them at the

1 back of the room. Or there are these postcards that you
2 can provide comments on the back of the card, mail that
3 in, send a letter. Or I think the notice of preparation
4 also provides an e-mail address to e-mail comments.
5 Those written comments on what should be in the
6 environmental impact reports analyses needs to be at the
7 county by August 14.
8 What will happen then is the environmental analyses
9 we talked about tonight will be done and put into the
10 form of an environmental impact report. That will be
11 available for 45-day public review. Late this year is
12 the anticipated timing. Members of the public, public
13 agencies will then have a 45-day opportunity to provide
14 written comments on that document and then the -- that
15 will also become part of the record.
16 The county will prepare written responses to those
17 comments, and then somewhere around spring of next year
18 there will be formal public hearings on the project
19 first in front of the regional planning commission and
20 then in front of the board of supervisors probably about
21 fall.
22 At the back of the room there was a sign-in sheet.
23 If you've signed your name and address, that will go to
24 the county so that they can provide you notices of when
25 the draft EIR is available and when those public

hearings are.

SPEAKER: Can I still make a comment to be included?

MR. ZOLA: Yes.

SPEAKER: You skipped over a section on land use very quickly, and one of the things that I wanted to talk about is the potential to alter the pattern, scale, and character of the general area community. I'd like to see in the draft EIR a comparison with the density of the immediately adjacent areas.

MR. ZOLA: Okay.

SPEAKER: So we can look and see if it really has altered the pattern or not.

MR. ZOLA: Okay. Anything else?

SPEAKER: Under public safety I'd like to see an analysis of the feasibility of the pedestrian bridge across Magic Mountain and between residential areas.

MR. ZOLA: It's probably part of the traffic study and analysis of pedestrian safety crossing of Magic Mountain.

SPEAKER: And it really would be a good idea for traffic study to include the peak hours for Magic Mountain's use during juxtaposed against the peak hours of use by the neighborhood.

MR. ZOLA: Yeah. And that's, again, as I said,

with some other comments, that one will go to the county staff and determine which is -- essentially what will be analyzed is the peak time that the most cars are on the street in relation to the project traffic.

SPEAKER: Is there any way to find out if the school site has abandoned oil wells on its site?

MR. ZOLA: So in the discussion of the abandoned oil wells, a disclosure of where are they in relation to the proposed school site.

MR. ZOLA: And the housing.

SPEAKER: If I was buying a house, I would want to know if there was an abandoned oil well on the site.

MR. ZOLA: Yes. And you have through the 14th anything you can think of following this because I have yet to do any meeting that I don't think of something I should have done afterwards. So provide the written comments through August 14 to the county either via the card that will go to the consultant actually writing the document or drop it off, e-mail anyway it gets there, and that will be in relation to the content of the document. And somewhere late this year you'll have the opportunity to comment on all the studies that are actually in the document. So with that thank you very much for coming. It was very helpful.

(Whereupon proceedings were concluded at 7:25 P.M.)

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

I, Dana D. Forbes, Certified Shorthand Reporter, Certificate No. 8095, within and for the State of California, hereby certify the following:

I am the certified court reporter who stenographically recorded the testimony in the foregoing proceeding;

The foregoing transcript is a true record of the testimony given.

Dated: August 20, 2010, Valencia, California.

Dana D. Forbes, CSR No. 8095

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