



## NOTICE OF COMPLETION/NOTICE OF AVAILABILITY

**DATE:** July 7, 2008

**LEAD AGENCY:** City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

**SUBJECT:** Notice of Completion/Notice of Availability  
Draft Environmental Impact Report for  
The Master's College Master Plan Project  
Master Case 04-496  
Master Plan 07-001, General Plan Amendment 04-009, Zone Change 04-006,  
Tentative Tract Map 66503, Conditional Use Permit 04-031, Ridgeline  
Alteration Permit 07-001, Hillside Review 04-010, Oak Tree Report 04-050  
State Clearinghouse No. 2006101171

**Introduction:** This document is an Environmental Impact report (EIR) for the proposed 10-year Master Plan for The Master's College and for the subdivision of a portion of the project site, which totals approximately 107.65 acres. On December 10, 2004, The Master's College (herein referred to as the "applicant") submitted entitlement requests for the approval of a master plan for the expansion of an existing college campus. As the Lead Agency overseeing this project's environmental review, the City of Santa Clarita initiated the preparation of an Environmental Impact Report to determine the nature and extent of the project's impact on the surrounding environment. Pursuant to Section 15085 (a) and 15087 (a), Title 14, California Administrative Code, this is to advise that the City of Santa Clarita has completed a Draft Environmental Impact Report for the proposed project described below and that the Draft is available for public review.

**Project Location:** The project site is generally located at 21726 Placerita Canyon Road, to the north and south of Placerita Canyon Road, west of the western terminuses of Dockweiler Drive and Deputy Jake Drive, north of the East Newhall community and east of the Metropolitan Water District (MWD) property.

**Description:** The applicant proposes to develop 95 acres of property owned by The Master's College and grade on 12.69 acres that are located off of The Master's College property through a Master Plan proposal for college, assembly, roadways, and open space uses. The applicant also proposes a tentative tract map to subdivide 15 lots into 54 multi-family townhome units (17 lots), five college lots, two HOA lots, open space/park/Newhall Creek lots, and one water quality basin lot, totaling 28 lots. The applicant proposes to extend Dockweiler Drive and Deputy Jake Drive from each terminus, through the project site. An existing 0.75 million gallon water tank will be replaced with a five million gallon water tank, as a part of this project. Other entitlements requested by the applicant include a General Plan Amendment (GPA) to the Land Use Element to change two areas of the project site to Private Education (PE) and Residential Moderate (RM). A GPA is also proposed to the Circulation Element to reclassify Dockweiler Drive from a major highway to a secondary arterial and to define the specific alignment for Dockweiler Drive; a Zone Change to change zoning designations for two areas of the project site to PE and RM; a Conditional Use Permit to allow residential building heights up to three stories; a Hillside Review Permit to allow development on

property exceeding 15% average cross slope; a Ridgeline Alteration Permit for development on a significant ridgeline; and an Oak Tree Permit to remove 79 non-heritage oak trees and encroach upon 97 of the 388 oaks on site.

**Impacts:** The Draft Environmental Impact Report indicates Significant Unavoidable Impacts in the following areas: Visual Resources (Project and Cumulative); Biology (Cumulative); Air Quality (Project Construction-Related); Noise (Project Construction-Related); and Solid Waste (Project and Cumulative).

**Public Review:** Copies of the Draft Environmental Impact Report for The Master's College Master Plan Project are available for review at the following locations:

- City of Santa Clarita City Hall, Community Development Department  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355
- Los Angeles County Library, Valencia Branch  
23743 Valencia Boulevard  
Santa Clarita, CA 91355
- Los Angeles County Library, Newhall Branch  
22704 West 9<sup>th</sup> Street  
Santa Clarita, CA 91321

The Draft Environmental Impact Report for The Master's College Master Plan is also available for public review on the City of Santa Clarita website at [www.santa-clarita.com/planning](http://www.santa-clarita.com/planning).

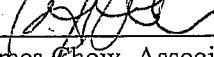
A public hearing was held for the project on July 1, 2008, to provide the Planning Commission with an introductory overview of the project. The Planning Commission continued the public hearing to discuss the project and the Draft Environmental Impact Report to the meeting of July 29, 2008, at 7:00 p.m. at the following location:

City Council Chambers  
Santa Clarita City Hall - First Floor  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

The public comment period of the Draft Environmental Impact Report will run from **July 7, 2008** to **August 21, 2008**. Due to the time limits mandated by State law, your comments must be received by the City no later than 5:00 p.m. on August 21, 2008. Please send your comments to:

James Chow, Associate Planner  
City of Santa Clarita/Community Development Department  
23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355  
jchow@santa-clarita.com  
(661) 255-4330 (voice) / (661) 286-4007 (fax)

Date: July 7, 2008

Signature:   
James Chow, Associate Planner