

NOTICE OF COMPLETION/NOTICE OF AVAILABILITY

DATE: August 12, 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
REVISED BIOLOGICAL RESOURCES SECTION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MASTERS 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: The Revised Biological Resources Section of the Draft EIR (DEIR) for The Master's College Master Plan project was prepared and is being re-circulated for additional public review and comment based upon the identification of 51 additional Coast Live oak trees on the project site. The 51 Coast Live oak trees are in addition to the 388 oak trees identified in the DEIR, which was circulated for public review on July 7, 2008. These additional oak trees were planted on graded slopes, located on the project site, for the Hidden Knoll subdivision in 2003, as required mitigation for the development. These oak trees range between one inch and four inches in diameter. Of the 51 additional oak trees, 42 are proposed for removal as a result of the proposed project. With the additional 51 oak trees, the total number of oak trees located on the project site is 439 oaks. With the additional 42 proposed oak tree removals, the project proposes to remove a total of 121 health oak trees. This document has been revised to include the additional oak trees identified on the project site and addresses potential impacts to and mitigation for the oak trees.

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.

Project Background: On July 7, 2008, the City of Santa Clarita completed and circulated the Draft Environmental Impact Report for The Master's College Master Plan project for a 45 day review period that will end on August 21, 2008. Based upon the identification of 51 additional Coast Live oak trees on the project site after circulation of the DEIR, the City of Santa Clarita initiated the preparation of a Revised Biological Resources Section for The Master's College Master Plan project DEIR. This section has been revised to include the additional oak trees identified on the project site and addresses the potential impacts to and mitigation for the oak trees. The completed Revised Master's College Master Plan Biological Resources Section is being re-circulated pursuant to CEQA for 45 days from August 12, 2008 to September 26, 2008.

Project 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 121 non-heritage oak trees and encroach upon 97 of the 439 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 Revised Biology Section of The Master's College Master Plan Draft Environmental Impact Report are available for review at the following locations:

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

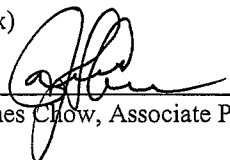
The next public hearing for the project will be held on September 2, 2008, to provide the Planning Commission with responses to comments and concerns raised at previous meetings regarding the Draft EIR. The public hearing will start at 7:00 p.m. at the following location:

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

The public comment period on the Revised Biological Resources Section of the Master's College Master Plan Draft EIR will run from August 12, 2008 to September 26, 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 September 26, 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: August 12, 2008

Signature: 
James Chow, Associate Planner