

From: Shan Collins <collinsns@sbcglobal.net>
To: NEWHALLRANCH@dfg.ca.gov
Date: Wed, Jun 10, 2009 8:06 AM
Subject: Newhall ranch development

As a resident of Santa Clarita, CA , I am requesting more time in the review process for this development. I will be greatly impacted by it through increase pollution due to traffic, urban sprawl, and destruction to the beautiful river.

Sincerely,
Noreen Collins
661 803 9387

Sent from my iPhone

092. E-mail from Noreen Collins, dated June 10, 2009

Response 1

In response to this and other requests, the Corps and CDFG extended the comment period for the Draft EIS/EIR. Please refer to **Topical Response 1: EIS/EIR Public Review Opportunities**.

Response 2

The comment addresses general subject areas that received extensive analysis in the Draft EIS/EIR, including **Section 4.2**, Geomorphology and Riparian Resources; **Section 4.8**, Traffic; and **Section 4.15**, Visual Resources. In addition, for further responsive information, please see revised **Sections 4.2** and **4.8** of the Final EIS/EIR.

This comment also indicates that the proposed Project would result in "urban sprawl." This comment does not address the adequacy of the information or environmental impact analysis provided by the Draft EIS/EIR; however, the following response is provided regarding the urban sprawl concern expressed by the comment.

The environmental impacts of extending urban development onto the Newhall Ranch Specific Plan site were previously evaluated by the Newhall Ranch Specific Plan Program EIR and Final Additional Analysis for the Specific Plan and WRP (SCH No. 1995011015), which was certified by the Los Angeles County Board of Supervisors in 2003. The environmental effects of implementing the Specific Plan have also been evaluated by the Newhall Ranch Resource Management and Development Plan (RMDP) and Spineflower Conservation Plan (SCP) Draft EIS/EIR (SCH No. 2000011025). Through these environmental review efforts, the environmental effects of the proposed Project and the resulting extension of urban land uses onto the Project site have been analyzed and disclosed in a comprehensive manner.

There are many definitions of what constitutes "urban sprawl." A representative example comes from a 1998 Sierra Club Sprawl Report (<http://www.sierraclub.org/sprawl/report98/>), which defined urban sprawl as:

"Sprawl is low-density development beyond the edge of service and employment, which separates where people live from where they shop, work, recreate, and education -- thus requiring cars to move between zones."

As indicated by this definition, urban sprawl results in the development of low-density residential land uses, which, in the Project region, has often consisted of single-family, suburban-type development patterns. As indicated on Draft EIS/EIR, **Table 3.0-10**, Development Facilitated by RMDP Component of the Proposed Project (Alternative 2), implementation of the proposed Project would facilitate the development of 9,081 single-family dwellings and 11,804 multi-family dwelling units on the Newhall Ranch Specific Plan project site. On the Entrada portion of the Project site, 428 single-family units and 1,297 multi-family dwelling units would be provided. As proposed, more than one-half (58 percent) of the residential units facilitated by the implementation of the proposed Project would be multi-family units. Since a majority of the residential units that would be provided on the Project site would be multi-

family units, the development facilitated by the Project would not reflect the low-density development patterns that have been typically associated with urban sprawl in the past.

One of the objectives of the RMDP and SCP is to facilitate the development of the Newhall Ranch Specific Plan, and an objective of the Specific Plan is to meet the regional demand for housing and jobs. The demand for jobs created by the development of the Specific Plan would be partially met with the build-out of the Valencia Commerce Center portion of the proposed RMDP/SCP Project, and by new commercial development that would be provided on the Specific Plan and Entrada project sites. In addition to providing employment opportunities on the Project site, essential public services such as schools, shopping and recreation facilities would also be provided. By including employment centers and public service land uses in the design of the proposed Project, automobile trips and total vehicle miles traveled resulting from work-related commute trips and trips to access public services would be minimized.

The proposed Project site is located adjacent to Interstate 5 (I-5) and State Route 126 (SR-126). Locating new urban development adjacent to these major transportation facilities eliminates the need for major roadway facility extensions, which has been a characteristic of urban sprawl in the past.

In conclusion, the proposed RMDP/SCP Project would facilitate the development of the Newhall Ranch Specific Plan, which was previously approved by Los Angeles County. Implementation of the proposed Project would result in an extension of urban land uses, however, the proposed new development would incorporate design elements that minimize the adverse environmental effects that have been commonly associated with urban sprawl in the past.