

West Ranch Town Council
Minutes for the Meeting Dated: December 6th, 2006

- A. Call to Order at 6:36pm
 - a. Welcome/ Holiday treats
 - b. Present: Dave Bossert, Randal Winter, Betty Griffin, Brian Toqe, Ron Mechsner, Don Fleming
 - c. Absent: James Zimmerman

- B. Approval of November Minutes
 - a. Approved 6-0

- C. Treasurers Report and Banking Update
 - a. Bank account balance - \$2,103.74

- D. Los Angeles County Updates
 - a. Doug Newell Parks and Rec
 - i. Richard Rio Park - Turkey Toss
 - ii. Holiday Celebration
 - iii. All-Star Soccer game
 - iv. Vandalism at park - \$10K of maintenance equipment was stolen; Door was also jammed at the office as well. Walk-thru and drive-thru gates will be closed at this time. Just the drive-thru gates are normally locked at sundown.
 - b. Sheriff's Liaison - Pat Rissler, Lt. Brenda Camera
 - i. Auto thefts and narcotics arrests show that there are still problems for the Sheriff Dept to attend to.
 - ii. Neighborhood Watch Presentation (Pat Rissler). Pat made presentation regarding his availability for community education. Contact Pat for meeting.
 - iii. Thanks to the Sheriff Dept from Dave Bossert.
 - c. CHP Liaison
 - i. None at this meeting
 - d. Bob Haueter LA County
 - i. Evacuation plan of Stevenson Ranch. Ranges from 14/5 split to Templin Highway - address the Old Road/I-5 alternatives. Presentation in Jan to Castaic and to West Ranch TC in February.
 - ii. Randall Winter and John Musella appointed to Chiquita Canyon Land Fill Board.
 - iii. Library needs still exist on the west side, and Comp-USA wants a retail space at the old Goodguys location.
 - e. Newhall Land - Newhall Ranch Update
 - i. Specific Plan has taken 10 to 15 years.
 - ii. 12K acres in total; 6K acres preserved in perpetuity. High Country is about 4500 acres. 1000 acres of river corridor. 1500 acres in Ventura County as well. The open space will be maintained by homeowners, and open space will be open to everyone.
 - iii. 13 parks will be part of the specific plan as well. Entire west side will have 15 public parks

- iv. Trails - about 50 miles of trails will be part of specific plan. Valencia has about 30 miles; Santa Clarita has about 20 miles.
 - v. Schools - five elementary schools will be constructed. One Jr and one Sr. High will also be constructed. Schools are planned to be online at 1/3 to ½ full.
 - vi. Library facility - regional facility to serve entire west side. Location will be adjacent to community park
 - vii. Fire Stations - Total of 3 to be constructed by Newhall Land. Legacy and Entrada bring fourth station.
 - viii. Sheriff Station - location conceptually in commerce center at 126. Costs and service areas are now being determined. Idea is to bring online with first phase of
 - ix. Oak trees - 20,000 oak trees exist at this time. 16,000 are preserved forever. 4000 are within development areas, 2000 may be preserved still. The others are potential relocation candidates. A "ton" of oak trees will also be planted. Approx 3000 trees were planted in Westridge as comparison.
 - x. Landmark Village - Project Level EIR at this time (vs Program Level EIR) has been done and released for public review. Jan 31 for first Regional Planning Commission meeting. Location is within Castaic TC's jurisdiction. Newhall will present to both Castaic and West Ranch
 - xi. Total of 300 acres located west of 126/5 interchange. Pass commerce Center and large agricu. 1444 residential units varying from apartments to traditional single-family. Creekside in Valencia is a similar community. About 1 million sqft of commercial is included. Includes elementary school and community park (16 acres gross). Improvements to 126 included Long Canyon Road and bridge.
 - xii. Issues. Biota Study reveals that land is not replaceable. Visual change will be significant. Noise related to bridge construction will be significant (temporarily). Air quality impact will be significant even with feasible mitigation, because the development and residences create the impact. River will likely be an issue as well. Water availability will be discussed, but Newhall ranch does not have problem. Current agricultural and sewer plant reclamation allows for no reliance on State water.
 - xiii. Traffic - \$250MM for traffic improvements will be spent. \$200MM has been spent already.
 - xiv. Open Space. About 10 miles of space will be dedicated along the river.
 - xv. Supervisor Antonovich has requested Courthouse for this site.
- f. Guest Speaker - Hart School District Presentation on potential Castaic High School (Steve Surgeon/Jaime Castianos, Mike Atofka, Rob Gapper)
- i. New Castaic High School discussions began in Spring 2002.
 - ii. Open date is planned for 2010. Site needs to be ready to build by 2008.

- iii. 2250 students today at West Ranch High School. Capacity remains for a total of 2600 students in permanent structures. Limitation is only the space, safety, and program impact. Mitigation for over-crowding is in process. Operation at over-capacity is expected for at least a couple years.
- iv. Currently timeline is on track if the developer (Suncal) turns over the land in 2008. The school district indicated they will need basic infrastructure and temporary power to begin construction on the Castaic high school.
- v. Ray Pearl - VP for Forward Planning at Suncal was present. He indicated the timeline is tight but meetings with planning, public works, and schedule is moving along as well as can be expected. Look for EIR January 29. March 21, 2007 for Planning Commission meeting. Suncal remains committed to deliver the land ready to build by 2008. One major issue that Suncal faces is the aspect of community amenities. Suncal will be likely providing more amenities on-site and off-site. Castaic has not communicated their vision for these amenities.
- vi. West Ranch Jr. High is now at 900 and has capacity for 1200 students.
- vii. Specific budgeting for the potential Castaic high school was not addressed at this meeting. Funds are coming from State funds or District funds. However the State won't contribute until District contributes 50% of funds. This item will need to be discussed in greater detail at future meetings.

E. January Meeting Guest Speaker will be Scott Campbell - Brown Act Presentation

F. Update on Town Hall meeting with Castaic TC, Aqua Dulce TC, and
a. No update at this time.

G. G. Committee Reports

a. Election 2008 - None at this time.

b. Security/Public Safety - None at this time

c. Governmental Relations

i. Homeless Shelter Task Force. No meeting in Nov. Next meeting on Dec 20, 2006 at 3pm.

ii. Westridge HOA and TPC issues Update - Westridge HOA still negotiating with Newhall Land. Letter addressed authored by Glenn Adamick written to Westridge HOA was delivered to the Town Council. In brief, the deal is still alive and still being discussed. Future meeting will be arranged with Newhall Land, the Westridge HOA and the West Ranch Town Council. Future meetings will exclude Gary Morgan (current president of Westridge HOA).

H. Westridge Liason - No update at this time

I. Southern Oaks Liaison - No update at this time

J. Sunset Point Liaison - Thank you to Chuck O'Connell by the Town Council for his consistent service to the community.

K. H. Old Business

L. I. Public Comment

M. Meeting adjourned at 8:03pm