Porter Ranch Neighborhood Council
November 13, 2007 General Meeting
Las Lomas Project -- Pros and Cons

Pros	**Cons**
Generates new City tax revenues	Increased traffic at busiest freeways
Creates new jobs	Requires grading of 20M cubic yards of extremely mountainous terrain
Adds new housing	Increased strain on existing City services; police, fire, paramedic, etc.
Adds a new roadway parallel to I-5	City services will be needed for a "difficult to reach area"
Adds a new Metrolink station	Proposed Metrolink station may not be realistic
Includes new shopping	Potential insufficient capacity of sewage facilities
Includes a new school	Potential increased water shortages
Includes new office facilities	Many workers and residents in the area may have to commute
Designed to be a self-contained community requiring little offsite travel	Possible significant negative environmental impact
15% of new homes will be "affordable housing"	Location is in a very seismically active area
Project is consistent with the Dynamic Economic Strategy for I-5 Corridor prepared by Mulholland Institute on November 1, 2007	About 32 intersections south of the site will be significantly impacted – Balboa accounts for 9 of the 32
	A crucial link in the "Rim of the Valley" corridor may be jeopardized
	The development may alter the area's landscape and bisect a regional wildlife corridor
	Project is close to Sunshine Canyon
	Project is close to high fire areas