INTRODUCTION

1. OVERVIEW

This Recirculated Draft Environmental Impact Report (EIR) is part of the ongoing environmental review process for the Landmark Village proposed project (County of Los Angeles Project No. 00-196-(5)). The entire EIR is to be recirculated because information has been added or changed since the Draft EIR was made available for public review and comment on November 20, 2006. For purposes of clarity, this document will be referred to in this section as the Recirculated Draft EIR, and the previously circulated Draft EIR will be referred to as the Draft EIR.

The Draft EIR for the Landmark Village proposed project was made available for public comment, beginning on November 20, 2006, and ending on February 20, 2007. The County of Los Angeles (County) received numerous comments on the Draft EIR from state and local agencies, organizations, and individuals. In addition, two public hearings before the County's Regional Planning Commission (Commission) were held concerning the Landmark Village project and associated Draft EIR. The public hearings took place on January 31 and February 28, 2007. At the conclusion of testimony and discussion at the last public hearing (February 28), the Commission closed the public hearing, directed staff to prepare the Final EIR and project findings and conditions, and further directed the applicant, The Newhall Land and Farming Company (applicant), to resubmit the tract map to the County's Subdivision Committee for technical corrections required by staff and design changes requested by the Commission.

On May 2, 2007, the applicant resubmitted the revised tract map for review by the Subdivision Committee. The Subdivision Committee has recommended approval of the revised map, and has included tract map conditions in the project findings and conditions.

In November 2007, the Landmark Village Final EIR (Volumes I–V) was completed. The Final EIR includes all comments and responses to comments received on the Draft EIR, additional technical appendices, and other information. County staff sent the Final EIR to the Commission for review and made it available to state and local agencies, organizations, and other interested parties.

On January 9, 2008, at the public consent calendar meeting, the Commission considered Landmark Village and the associated Draft EIR (November 2006) and Final EIR (November 2007). At the meeting, staff summarized the applicant's changes made to the proposed project in response to Commission's direction. In summary:

1. The applicant committed to working with the Castaic School District to ensure opening of the Landmark Village Elementary School as soon as possible, and in accordance with district requirements;

2. The applicant prepared a sustainability summary for Landmark Village and agreed to incorporate green building measures into the proposed project (e.g., renewable energy components were identified and incorporated into portions of the project);

3. The applicant redesigned the school/park design plan resulting in an increased buffer from the elementary school to State Route (SR)-126;

4. The applicant entered into an agreement with the Fernandeño Tataviam Band of Mission Indians who will provide monitoring and consulting services throughout development of the Newhall Ranch community (of which Landmark Village is a part);

5. The applicant incorporated a fire station and trailhead into the proposed project;

6. The applicant committed to working with the William S. Hart Union School District on a plan that would address facilities needed to accommodate those students generated in Newhall Ranch before the opening of the Newhall Ranch High School, including commitments to the costs associated for such accommodations;

7. The applicant committed to revising and strengthening the Newhall Ranch affordable housing program; and

8. Other technical corrections and design changes required by County staff and the Commission were made to the Landmark Village proposed Vesting Tentative Tract Map (VTTM) 53108.

At the conclusion of the meeting, the Commission adopted a resolution recommending that the Board of Supervisors certify the Landmark Village EIR and approve the Landmark Village General/Local/Specific Plan Amendment, findings and conditions for VTTM 53108, Conditional Use Permits (CUPs), and Oak Tree Permit. In addition, the Commission recommended that the Board of Supervisors approve California Environmental Quality Act (CEQA) Findings and the Mitigation Monitoring Plan for the Landmark Village proposed project. Because the Commission recommended, but did not approve certifying the Landmark Village Final EIR, the public and other interested agencies and organizations will have an opportunity to again comment on the Landmark Village environmental documentation at the Board of Supervisors' level and in conjunction with one or more Board hearings.

Since the January 9, 2008 Commission consent calendar meeting, the applicant has worked with County staff to add information and include minor changes to the proposed project and its setting, and to update data and other information in the Landmark Village Draft EIR. In order to provide the public and other interested agencies and organizations with a meaningful opportunity to comment upon the new information presented, County staff has required recirculation of the Draft EIR as revised. Therefore, this document, the Recirculated Draft EIR, presents the public with the significant new information that

required recirculation, as well as a summary of the revisions made to the previously circulated Landmark Village Draft EIR (November 2006).

The Recirculated Draft EIR has been prepared in accordance with CEQA, Public Resources Code sections 21000, *et seq*. and the *State CEQA Guidelines*, California Code of Regulations, title 14, sections 15000, *et seq*. (*State CEQA Guidelines*). The Recirculated Draft EIR will be used, in conjunction with other environmental documentation, to enable the County and other interested parties to evaluate the significant environmental impacts associated with the proposed project. The Recirculated Draft EIR, along with the Draft EIR (November 2006) and Final EIR (November 2007), will be part of the "Landmark Village Final EIR," which will be considered by the Board of Supervisors for possible certification.

This Introduction: (1) sets forth the CEQA requirements for recirculation of an EIR prior to certification; (2) summarizes the Landmark Village proposed project; (3) outlines the environmental review and comment process for the Recirculated Draft EIR; and (4) summarizes the content and format of the Recirculated Draft EIR.

2. CEQA REQUIREMENTS FOR RECIRCULATION

Under CEQA, a lead agency is required to recirculate an EIR, or portions of an EIR, when significant new information is added to the EIR after notice is given of the availability of the Draft EIR for public review but before certification. As used in section 15088.5 of the *State CEQA Guidelines*, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of meaningful opportunity to comment upon a substantial adverse environmental effect of the project, or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponent has declined to implement.

"Significant new information" requiring recirculation includes, for example, a disclosure showing that:

- a new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;
- a substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
- a feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it; or

- the draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (See, *State CEQA Guidelines* section 15088.5, subd. (a)(1)–(4))

Under CEQA, recirculation of an EIR requires notice pursuant to Public Resources Code section 21092.1 and *State CEQA Guidelines* section 15087, and consultation pursuant to *State CEQA Guidelines* section 15086. Additionally, the lead agency must send a notice of recirculation to every agency, person, or organization that commented on the prior Draft EIR. (See, *State CEQA Guidelines* section 15088.5, subd. (f)(3).)

3. PROJECT LOCATION, BACKGROUND, AND SUMMARY

The Landmark Village proposed project is the first development phase within Riverwood Village of the Newhall Ranch Specific Plan, located in northern unincorporated Los Angeles County, within the Santa Clarita Valley Planning Area. The Landmark Village tract map site is located south of State Route 126 (SR-126), near the intersection of Chiquito Canyon Road, north of the Santa Clara River, and west of Interstate 5 (I-5). The eastern boundary of the Landmark Village tract map abuts Castaic Creek, and the City of Santa Clarita is located further east, just beyond I-5.

a. Newhall Ranch Planning and Environmental Review Process

By way of background, from 1996 through 1999, both the Commission and Board of Supervisors conducted numerous public hearings regarding the proposed development of the Newhall Ranch Specific Plan and Water Reclamation Plant (WRP), related project approvals, and environmental documentation. After litigation and additional environmental analysis, the planning and environmental review process culminated in approval of the Newhall Ranch Specific Plan, WRP, and associated EIR.

b. Newhall Ranch Specific Plan

The Specific Plan will guide the long-term development of the 11,999-acre Newhall Ranch community,[1] comprising a broad range of residential, mixed-use, and non-residential land uses within five village areas. The Specific Plan contains the land use plan, development regulations, design guidelines, and implementation program consistent with the goals, objectives, and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan. The Specific Plan is regulatory in nature and serves as

1 The total acreage shown in the adopted Specific Plan (May 2003) is 11,963 acres. Since approval of the Specific Plan in May 2003, more recent project-specific information has been developed, which shows that the total gross acres of the Specific Plan area is approximately 11,999 acres.

the zoning for the Newhall Ranch community.[2] Subsequent development plans and tentative subdivision maps must be consistent with the adopted General Plan, Area Plan, and Specific Plan.

As approved by the Board of Supervisors, the Specific Plan allows for up to 21,308 dwelling units (including 423 second units);[3] 629 acres of mixed-use development; 67 acres of commercial uses; 249 acres of business park land uses; 37 acres of visitor-serving uses; 1,014 acres of open space, including 181 acres of community parks and 833 acres in other open spaces; 5,157 acres in special management areas, 55 acres in 10 neighborhood parks; 15-acre lake; public trail system; 18-hole golf course; two fire stations; public library; electrical station; reservation of five elementary school sites, one junior high school site and one high school site; 6.8 million gallon per day (mgd) WRP; and other associated community facilities. The buildout of the Specific Plan is projected to occur over approximately 20 years, depending upon economic and market conditions.

c. Newhall Ranch Water Reclamation Plant

The WRP is an approved part of the Newhall Ranch Specific Plan. The WRP is located in one of the "business park" designations within the Riverwood Village Planning Area, near the western edge of the Specific Plan area, along the south side of SR-126, adjacent to the Santa Clara River, and near the Los Angeles/Ventura County boundary. The plant's treatment capacity will be 6.8 mgd of wastewater generated by the Specific Plan, all of which would be treated at the WRP and, upon tertiary treatment, reclaimed for landscape irrigation purposes (except for wet winters when irrigation demands would be lower, requiring the discharge of unused reclaimed water to the Santa Clara River). A new sanitation district has been formed to maintain and operate the WRP within the Specific Plan site.

d. Certified Newhall Ranch Specific Plan Final EIR

Both the certified Newhall Ranch Specific Plan Program EIR and the Final Additional Analysis (SCH No. 1995011015), together, constitute the final "program" environmental impact report for the Newhall Ranch Specific Plan, and the final "project" environmental impact report for construction and operation of the WRP. Both environmental documents will be collectively referred to as the certified "Newhall Ranch Specific Plan Program EIR" or the "Newhall Ranch Specific Plan Final EIR."

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2 The Specific Plan was prepared pursuant to the provisions of the California Planning and Zoning Law, Title 7, Division 1, Chapter, Article 8, Government Code sections 65450–65457. This law authorizes local jurisdictions, like the County, to adopt a Specific Plan by resolution. On May 27, 2003, the County's Board of Supervisors adopted a Resolution approving General Plan Amendments, Sub-Plan Amendments, and the Newhall Ranch Specific Plan.

3 Excluding the 423 second units, the approved Specific Plan allows up to 20,885 dwelling units.

e. Landmark Village Project Draft and Final EIRs

Consistent with the provisions of CEQA, the County's Department of Regional Planning has determined that a tiered project EIR is required for the Landmark Village proposed project. Therefore, both the Landmark Village Draft EIR and this Recirculated Draft EIR will tier from the certified Newhall Ranch Specific Plan Final EIR in accordance with Public Resources Code section 21093(a) and *State CEQA Guidelines* section 15168(c). Both the Draft EIR and Recirculated Draft EIR focus on the issues specific to the Landmark Village proposed project, and incorporate by reference, as appropriate, the discussion, analysis, mitigation measures, and alternatives contained in the certified Newhall Ranch Specific Plan Final EIR in accordance with *State CEQA Guidelines* section 15385.

4. RECIRCULATED DRAFT EIR FORMAT AND CONTENT

Consistent with the provisions of section 15088.5, subd.(f)(2) of the *State CEQA Guidelines*, a Recirculated Draft EIR need only contain the portions of the Draft EIR that have been modified, or where a new section was added to the Draft EIR. However, County staff determined that the entire Draft EIR should be recirculated. In summary, the Recirculated Draft EIR is comprised of the following new information:

1. **New Introduction.** A new Introduction has been provided.

2. **Revised Executive Summary.** A revised Executive Summary has been provided.

3. **Section 1.0, Project Description.** The applicant has made minor changes to both the project description and the project boundary. For example, the applicant redesigned the school/community park layout in response to the Commission's direction. In addition, the applicant slightly modified the project's potable and non-potable water distribution and the wastewater/sewer systems. For instance, the proposed water tank along Chiquito Canyon Road has been eliminated, and the existing water tank at Round Mountain is proposed to be converted for recycled water use. The applicant also added a description of the interim signalized intersections at Wolcott Road and Long Canyon/Chiquito Canyon Road with SR-126. In conjunction with the proposed interchange, the project description was modified to explain that the existing Chiquito Creek culvert under SR-126 would be removed and replaced by a proposed bridge. (The grading impacts of this work were already accounted for in the Draft EIR [November 2006].)

   Other proposed changes include revising the Adobe Canyon borrow site boundary in order to maintain an interim setback of at least 300 feet from any existing spineflower populations in response to comments received on the Draft EIR.[4] Slight modifications were made to the Landmark Village utility corridor alignment. Existing overhead electrical transmission lines were slightly relocated, and minor modifications were made to the proposed natural gas line distribution system. Finally, the

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4 The setback is considered interim, because the applicant is in consultation with the California Department of Fish and Game (CDFG) over a proposed Spineflower Conservation Plan (SCP), which is part of the applicant's Resource Management and Development Plan (RMDP)/SCP project. This project is one of the cumulative projects already addressed in the Landmark Village Draft EIR (November 2006), and the status of that project is updated in **Section 1.0, Project Description**, of this Recirculated Draft EIR.

applicant slightly decreased the estimated grading/earthwork volumes, and added information concerning phasing of the grading of the project site. Other slight modifications to the proposed project are discussed in further detail in **Section 1.0, Project Description**.

4. **Section 2.0, Environmental and Regulatory Setting.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

5. **Section 3.0, Cumulative Impacts.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

6. **Section 4.0, Environmental Impact Analysis.** A minor revision was made to include a reference to the new **Section 4.23, Global Climate Change**. No other changes were made to this section.

7. **Section 4.1, Geotechnical and Soil Resources.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

8. **Section 4.2, Hydrology.** This section was revised to update the drainage information for the Landmark Village tract map, consistent with the technical reports found in **Appendix 4.2** of this EIR. None of the modifications resulted in changes to any significance findings.

9. **Section 4.3, Water Quality.** This section was revised to update the regulatory setting subsection, and to reflect project-related changes made due to the completion of a technical analysis prepared by Geosyntec Consultants, Inc. (Geosyntec), entitled "Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan" ("*Sub-Regional Plan*"). Consistent with the framework and requirements of this *Sub-Regional Plan*, the Landmark Village proposed project will incorporate the design specifications related to treatment control Best Management Practices (BMPs) and other project features associated with the proposed project. None of the modifications resulted in changes to any significance findings.

10. **Section 4.4, Biota.** This section replaces the prior version found in the Landmark Village Draft EIR. The section has been revised to address comments received on the Draft EIR, including comments from CDFG, and to incorporate the results of recent field surveys and studies. Most of the findings with respect to impacts on special-status biological resources remain unchanged, although various significance conclusions have been re-evaluated and changed due to additional survey results and comments raised during the public comment period on the Draft EIR. For example, additional sensitive species, particularly bird species, are covered in this EIR. The additional species include Parish's sagebrush, California red-legged frog, South Coast garter snake, sharp-shinned hawk, oak titmouse, ferruginous hawk, prairie falcon, American peregrine falcon, black-crowned night heron, Nuttall's woodpecker, Selasphorus hummingbirds, chipping sparrow, yellow-headed blackbird, golden eagle, short-eared owl, Costa's hummingbird, vermillion flycatcher, black-chinned sparrow, Townsend's big-eared bat, western small-footed myotis, long-legged myotis, western red bat, hoary bat, pocketed free-tailed bat, and southern grasshopper mouse. Impacts to sensitive animal species that were in some instances considered significant and unavoidable are now reduced to less-than-

significant levels by including additional mitigation measures, and further specificity regarding the implementation of habitat restoration and management measures.

Vegetation also was reclassified to be consistent with the currently used CDFG classification approach (Sawyer and Keeler-Wolf). Impacts to vegetation are now generally assessed more conservatively (with regard to the resources), and impacts to several vegetation types are now found to be significant before mitigation. In general, the analysis is more functional in nature in this EIR and less dependant on the commonality of dominant species within each vegetation type. For example, the more specific "big sagebrush scrub" alliance in this EIR was categorized as the generalized "Great Basin scrub" community when compared to the Draft EIR (2006). The analysis now is contingent on the fact that within Newhall Ranch, this association is restricted to flood basins and is, therefore, a riparian, and thus sensitive, vegetation type. In the prior Draft EIR (November 2006), Great Basin scrub was dealt with as a locally sensitive community but a non-riparian type, based on the generally upland habitat preference of its dominant species.

Other primary changes made to this section include: (1) incorporating the results of recent bird surveys conducted by Bloom Biological, Inc. (Bloom), and the identification of additional special-status bird species occurring or potentially occurring on the project site; (2) incorporating the results of recent protocol-level surveys for coastal California gnatcatcher conducted by Dudek & Associates, Inc. (Dudek); (3) incorporating the results of recent protocol-level surveys for arroyo toad conducted by Bloom; (4) restructuring the mitigation section to more clearly identify the previously adopted mitigation measures and the additional measures required by this EIR; (5) providing additional mitigation measures to further reduce potential impacts associated with wildlife impacts during grading activities and indirect impacts associated with the increased presence of people and domestic animals; and (6) expanding the cumulative impact discussion to incorporate the findings of Dudek's Santa Clara River Watershed Study (Dudek 2007).

11. **Section 4.5, Floodplain Modifications.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

12. **Section 4.6, Visual Qualities.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

13. **Section 4.7, Traffic/Access.** This section was revised to update the cumulative impacts analysis of both arterial and freeway segments. The impacts on I-5 were analyzed based on peak-hour directional volumes, and level of service (LOS) calculations were based on volume-density, as recommended by Caltrans. Additional significant impacts were noted and reduced to less-than-significant levels based on new and revised mitigation measures.

14. **Section 4.8, Noise.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

15. **Section 4.9, Air Quality.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

16. **Section 4.10, Water Service.** This section was revised to reflect new developments and other information concerning the availability and reliability of the Santa Clarita Valley's water supplies. Updates also were provided to litigation affecting the overall certainty of local and statewide water supplies. None of the modifications resulted in changes to any significance findings.

17. **Section 4.11, Wastewater Disposal.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

18. **Section 4.12, Solid Waste Services.** This section was revised to reflect updated student numbers provided in the new **Section 4.15, Education**, which impacted the solid waste generation rates. None of the modifications resulted in changes to any significance findings.

19. **Section 4.13, Sheriff Services.** This section was revised to reflect the County Board of Supervisor's adoption of a law enforcement facilities mitigation fee in May 2008. While none of the modifications resulted in changes to the significance findings, a mitigation measure was added in response to the imposition of this fee (Mitigation Measure LV 4.13-4). The section also deleted a measure calling for exploration of additional funding for California Highway Patrol (CHP) personnel because existing funding provided by implementation of the Newhall Ranch Specific Plan, including Landmark Village, is considered adequate for such services.

20. **Section 4.14, Fire Protection Services.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

21. **Section 4.15, Education.** This section was revised to reflect updated student numbers resulting from the proposed project. None of the modifications resulted in changes to any significance findings.

22. **Section 4.16, Parks and Recreation.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

23. **Section 4.17, Library Services.** This section was revised to reflect the updated Library Developer Fee rates, and the updated County Library service level guidelines of 0.5 gross square foot and 2.75 items per capita. None of the modifications resulted in changes to any significance findings.

24. **Section 4.18, Agricultural Resources.** This section was slightly revised to reflect changes made to the Landmark Village boundary, which included additional project impacts to prime agricultural land, all of which was previously addressed in the certified Newhall Ranch Specific Plan Final EIR. The Landmark Village Draft EIR determined that impacts to agricultural resources were significant and unavoidable. While Landmark Village project impacts to agricultural resources have increased slightly, none of the modifications made to this section result in changes to any significance findings.

25. **Section 4.19, Utilities.** This section was updated to reflect information provided in new **Section 4.23, Global Climate Change**. None of the modifications resulted in changes to any significance findings.

26. **Section 4.20, Mineral Resources.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

27. **Section 4.21, Environmental Safety.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

28. **Section 4.22, Cultural/Paleontological Resources.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

29. **New Section 4.23, Global Climate Change.** This is a new section, which was added in response to both comments on the Landmark Village Draft EIR and the emergence of this important issue since the Draft EIR was released in November 2006. This new section summarizes the regulatory setting governing climate change; sets forth significance criteria, even though final criteria has not yet been adopted by the Office of Planning & Research (OPR), the California Air Resources Board (CARB), or other agency; analyzes project and cumulative impacts, including the quantification of greenhouse gas emissions and reductions; proposes mitigation measures; and makes project and cumulative significance findings.

30. **Section 5.0, Project Alternatives**. This section was updated to reflect new information and data from the sections above, including Water Service, Solid Waste, Education, and Libraries. None of the modifications resulted in changes to any significance findings.

31. **Section 6.0, Significant Irreversible Environmental Changes.** No changes were made to this section, as none of the modifications made to this EIR resulted in changes that caused new significant irreversible findings.

32. **Section 7.0, Growth-Inducing Impacts.** No changes were made to this section.

33. **Section 8.0, Mitigation Monitoring Plan.** This section was revised to update any changes to mitigation measures for the above sections, and to add mitigation measures and project design features from the new **Section 4.23, Global Climate Change**.

5. ENVIRONMENTAL REVIEW PROCESS FOR THE RECIRCULATED DRAFT EIR

The review process for the Recirculated Draft EIR will include the procedural steps described below:

Public Notice/Public Review. *State CEQA Guidelines* section 15088.5 describes the procedures for recirculation of an EIR. The procedures require simultaneous submittal to the State Clearinghouse of a Notice of Availability and a Notice of Completion of the Recirculated Draft EIR. The Recirculated Draft EIR will be subject to public review and comment for a period of 45 days.

With respect to the Recirculated Draft EIR, the County need only respond to comments received during the 45-day recirculation period. Pursuant to the lead agency's requirement to send a notice of recirculation to every agency, person, or organization that commented on the prior Draft EIR under *State CEQA Guidelines* Section 15088.5, subd. (f)(3), the notice must state that new comments may be submitted on the entire EIR, as the entire document is to be recirculated, and will be considered by the agency. Comment letters submitted on the previously circulated Draft EIR (November 2006) already have been responded to in writing in the Landmark Village Final EIR (November 2007), and need not be resubmitted in conjunction with this Recirculated Draft EIR.

On file at the County of Los Angeles Department of Regional Planning is a copy of the Recirculated Draft EIR and all adopted County ordinances and documents. All comments concerning the adequacy of the Recirculated Draft EIR must be addressed to:

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Attention: Mr. Samuel Dea

Responses to Comments/Final EIR. Following the 45-day public comment period on the Recirculated Draft EIR, further volumes of the Landmark Village Final EIR will be prepared in order to respond to the comments received on the Recirculated Draft EIR.

Certification of the EIR/Project Consideration. The County Board of Supervisors will review and consider the Final EIR, which will be comprised of the Draft EIR (November 2006), the Final EIR (November 2007), and this Recirculated EIR. If the Board of Supervisors finds that the Final EIR reflects the County's independent judgment and has been prepared in accordance with CEQA and the *State CEQA Guidelines*, the Board of Supervisors will certify the adequacy and completeness of the Final EIR.

The Board's decisions on the Final EIR and proposed project will be accompanied by resolutions, findings and conditions, CEQA findings, and a mitigation monitoring plan.

8. INCORPORATION BY REFERENCE

As permitted in section 15150 of the *State CEQA Guidelines*, the Recirculated Draft EIR has referenced technical studies, analyses, and reports. Information from the referenced documents has been briefly summarized in the appropriate section(s) of the Recirculated Draft EIR. All referenced documents are available for public inspection and review upon request to:

Impact Sciences, Inc. 803 Camarillo Springs Road, Suite A-1 Camarillo, California 93012 Susan Tebo; (805) 437-1900	or	County of Los Angeles Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Samuel Dea; (213) 974-6461

The *State CEQA Guidelines* set forth three methods that may be used to incorporate data from other sources into an EIR: (1) use of an EIR appendix (*State CEQA Guidelines* section 15147); (2) citation to technical information (*State CEQA Guidelines* section 15148); and (3) incorporation by reference (*State CEQA Guidelines* section 15150). Information in an EIR appendix may include summarized technical data, maps, plot plans, diagrams, and similar information in sufficient detail to permit the public and reviewing agencies to make a full assessment of the proposed project's significant environmental effects. To achieve a balance between the highly technical analysis referenced in an EIR and an EIR's public information function, the *State CEQA Guidelines* allow technical analyses as appendices to the main body of the EIR. Appendices are prepared in volumes separate from the body of the Landmark Village Recirculated Draft EIR, but are readily available for public examination because they are part of the Recirculated Draft EIR.

Source documents that are not project-specific have been cited in the Recirculated Draft EIR. To keep the Recirculated Draft EIR to a manageable length, such documents need not be included in the Recirculated Draft EIR or EIR appendices.

All documents referenced in the Recirculated Draft EIR are incorporated by reference and available for public inspection and review at the locations and addresses shown above.

EXECUTIVE SUMMARY

1. PURPOSE

The intent of the Executive Summary is to provide the reader with a clear and simple description of the proposed project and its potential environmental impacts. Section 15123 of the California Environmental Quality Act (CEQA) Guidelines *requires that the summary identify each significant effect, recommended mitigation measure(s), and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved, including the choice among alternatives and whether or how to mitigate significant effects. This section focuses on the major areas of the proposed project that are important to decision makers and utilizes non-technical language to promote understanding.*

2. BACKGROUND

This Recirculated Draft Environmental Impact Report (EIR) is part of the ongoing environmental review process for the Landmark Village proposed project (County of Los Angeles Project No. 00-196-(5)). The entire EIR is to be recirculated because information has been added or changed since the Draft EIR was made available for public review and comment on November 20, 2006. The Draft EIR (November 2006) is subject to recirculation because: (a) a Global Climate Change section has been added; (b) minor refinements were made to the project description; and (c) sections have been updated since circulation of the Draft EIR in November 2006 (*e.g.*, Biological Resources section has been updated and additional mitigation measures have been added).

On January 9, 2008, at the public consent calendar meeting, the Regional Planning Commission (Commission) considered Landmark Village and the associated Draft EIR (November 2006) and Final EIR (November 2007). At the conclusion of the meeting, the Commission adopted a resolution recommending that the Board of Supervisors certify the Landmark Village EIR and approve the Landmark Village General/Local/Specific Plan Amendment, findings and conditions for VTTM 53108, Conditional Use Permits (CUPs), and Oak Tree Permit. In addition, the Commission recommended that the Board of Supervisors approve CEQA Findings and the Mitigation Monitoring Plan for the Landmark Village proposed project. Because the Commission recommended, but did not approve certifying the Landmark Village Final EIR, the public and other interested agencies and organizations will have an opportunity to again comment on the Landmark Village environmental documentation at the Board of Supervisors' level and in conjunction with one or more Board hearings.

Since the January 9, 2008 Commission consent calendar meeting, the applicant has worked with County staff to add information and include minor changes to the proposed project and its setting, and to update data and other information in the Landmark Village Draft EIR. In order to provide the public and other interested agencies and organizations with a meaningful opportunity to comment upon the new information presented, County staff has required recirculation of the Draft EIR as revised.

3. SITE LOCATION AND DESCRIPTION

The Landmark Village project site is located in unincorporated Los Angeles County, within the Santa Clarita Valley Planning Area, and within the approved Newhall Ranch Specific Plan boundary. The Santa Clarita Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forest areas to the north; Agua Dulce and the Angeles National Forest to the east; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys, to the south; and the County of Ventura to the west. The Landmark Village tract map site is located immediately west of the confluence of Castaic Creek and the Santa Clara River. The Santa Clara River forms the southern boundary of the tract map site, while the northern tract map boundary is defined by State Route 126 (SR-126). The eastern tract map boundary abuts Castaic Creek. The City of Santa Clarita is located further east of the project site, just beyond Interstate 5 (I-5).

4. PROJECT DESCRIPTION

The Landmark Village proposed project is the first phase of implementing the approved Newhall Ranch Specific Plan. Specifically, the project applicant proposes to develop the 292.6-acre Landmark Village tract map site, located in the Riverwood Village within the boundary of the approved Specific Plan. To facilitate development of the Landmark Village tract map site, several off-site project-related components would be developed on an additional 770.8 acres of land that, for the most part, is within the approved Specific Plan boundary (**Figure 1.0-3, Project Boundary/Environmental Setting**, shown later in this section).[1] These project-related components include the following:

- A cut and fill grading operation, which includes fill imported to the tract map site from a 181-acre borrow site (and related haul routes), located south of the Santa Clara River (the Adobe Canyon borrow site); grading to accommodate roadway improvements to SR-126; grading the utility corridor area, which runs parallel to SR-126; and constructing four debris basins for stormwater flows collected by the tract map's storm drainage system on approximately 120 acres of land, located directly north of SR-126 and east and west of Chiquito Canyon (Chiquito Canyon grading site);

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1 Portions of the proposed utility corridor and the proposed potable water tank site (located within the Valencia Commerce Center business park) are outside the boundary of the Newhall Ranch Specific Plan.

- 227-acre utility corridor, which would run parallel to SR-126, from the western boundary of the tract map site to the approved Newhall Ranch WRP near the Los Angeles County/Ventura County line, from the eastern boundary of the tract map site to the Old Road/I-5, and then south to Round Mountain, which would extend municipal services to and from the tract map site;
- Potable water tank;
- Conversion of an existing potable water tank to a recycled water tank; and
- Construction of the Long Canyon Road Bridge, bank stabilization and storm drainage improvements.

The land uses proposed as part of the Landmark tract map site are consistent with the approved Specific Plan. The Specific Plan's approved Land Use Plan designates the Landmark Village tract map site for single- and multi-family residential, mixed-use, and commercial land uses.[2] The Landmark Village tract map site proposes construction of 1,444 residential dwelling units (308 single-family units, 1,136 multi-family units), up to 1,033,000 square feet of mixed-use/commercial uses, 9-acre elementary school, 16-acre Community Park, fire station, public and private recreational facilities, trails, trailhead, park and ride, and road improvements (see **Table 1.0-3**, **Landmark Village Statistical Summary**, shown later in this section).

The project applicant is requesting approval of the following discretionary entitlements to allow for construction of the proposed Landmark Village project site: (a) General Plan Amendment No. 00-196, Sub-Plan Amendment No. 00-196 and Specific Plan Amendment No. 00-196; (b) Vesting Tentative Tract Map No. 53108; (c) Significant Ecological Area (SEA) Conditional Use Permit (CUP) No. 200500112 for project-level development within the Specific Plan's River Corridor Special Management Area (River Corridor SMA)/ SEA 23 boundaries; (d) Oak Tree Permit No. 00196; (e) Off-Site Soil Transport Approval (part of CUP No. 00-196 entitlement request); (f) CUP No. 00-196 for off-site grading in excess of 100,000 cubic yards and construction of the off-site water tank; and (g) Modification to adopted County Floodway limits (collectively, "Project Approvals"). These Project Approvals are discussed in further detail later in this section.

Additional ministerial actions, such as grading permits, building plan review and building permits, would be required by the County prior to actual grading and construction of the proposed Landmark Village project site.

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2 See, Newhall Ranch Specific Plan (May 2003), Exhibit 2.3-1, Land Use Plan, Table 2.3-1, Specific Plan Overall Land Use Plan Statistical Table, and Exhibit 2.3-2, Village Plan (**Appendix 1.0**).

5. SUMMARY OF REVISIONS MADE IN RECIRCULATED EIR

Consistent with section 15088.5, subd. (g) of the *State CEQA Guidelines*, this section summarizes the revisions made to the previously circulated Draft EIR (November 2006):

1. **New Introduction.** A new Introduction has been provided.

2. **Revised Executive Summary.** A revised Executive Summary has been provided.

3. **Section 1.0, Project Description.** The applicant has made minor changes to both the project description and the project boundary. For example, the applicant redesigned the school/community park layout in response to the Commission's direction. In addition, the applicant slightly modified the project's potable and non-potable water distribution and the wastewater/sewer systems. For instance, the proposed water tank along Chiquito Canyon Road has been eliminated, and the existing water tank at Round Mountain is proposed to be converted for recycled water use. The applicant also added a description of the interim signalized intersections at Wolcott Road and Long Canyon/Chiquito Canyon Road with SR-126. In conjunction with the proposed interchange, the project description was modified to explain that the existing Chiquito Creek culvert under SR-126 would be removed and replaced by a proposed bridge. (The grading impacts of this work were already accounted for in the Draft EIR [November 2006].)

   Other proposed changes include revising the Adobe Canyon borrow site boundary in order to maintain an interim setback of at least 300 feet from any existing spineflower populations in response to comments received on the Draft EIR.[3] Slight modifications were made to the Landmark Village utility corridor alignment. Existing overhead electrical transmission lines were slightly relocated, and minor modifications were made to the proposed natural gas line distribution system. Finally, the applicant slightly decreased the estimated grading/earthwork volumes, and added information concerning phasing of the grading of the project site. Other slight modifications to the proposed project are discussed in further detail in **Section 1.0, Project Description**.

4. **Section 2.0, Environmental and Regulatory Setting.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

5. **Section 3.0, Cumulative Impact Analysis Methodology.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

6. **Section 4.0, Environmental Impact Analysis.** A minor revision was made to include a reference to the new **Section 4.23, Global Climate Change**. No other changes were made to this section.

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[3] The setback is considered interim, because the applicant is in consultation with the California Department of Fish and Game (CDFG) over a proposed Spineflower Conservation Plan (SCP), which is part of the applicant's Resource Management and Development Plan (RMDP)/SCP project. This project is one of the cumulative projects already addressed in the Landmark Village Draft EIR (November 2006), and the status of that project is updated in **Section 1.0, Project Description**, of this Recirculated Draft EIR.

7. **Section 4.1, Geotechnical and Soil Resources.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

8. **Section 4.2, Hydrology.** This section was revised to update the drainage information for the Landmark Village tract map, consistent with the technical reports found in **Appendix 4.2** of this EIR. None of the modifications resulted in changes to any significance findings.

9. **Section 4.3, Water Quality.** This section was revised to update the regulatory setting subsection, and to reflect project-related changes made due to the completion of a technical analysis prepared by Geosyntec Consultants, Inc. (Geosyntec), entitled "Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan" ("*Sub-Regional Plan*"). Consistent with the framework and requirements of this *Sub-Regional Plan*, the Landmark Village proposed project will incorporate the design specifications related to treatment control Best Management Practices (BMPs) and other project features associated with the proposed project. None of the modifications resulted in changes to any significance findings.

10. **Section 4.4, Biota.** This section replaces the prior version found in the Landmark Village Draft EIR. The section has been revised to address comments received on the Draft EIR, including comments from CDFG, and to incorporate the results of recent field surveys and studies. Most of the findings with respect to impacts on special-status biological resources remain unchanged, although various significance conclusions have been re-evaluated and changed due to additional survey results and comments raised during the public comment period on the Draft EIR. For example, additional sensitive species, particularly bird species, are covered in this EIR. The additional species include Parish's sagebrush, California red-legged frog, South Coast garter snake, sharp-shinned hawk, oak titmouse, ferruginous hawk, prairie falcon, American peregrine falcon, black-crowned night heron, Nuttall's woodpecker, Selasphorus hummingbirds, chipping sparrow, yellow-headed blackbird, golden eagle, short-eared owl, Costa's hummingbird, vermillion flycatcher, black-chinned sparrow, Townsend's big-eared bat, western small-footed myotis, long-legged myotis, western red bat, hoary bat, pocketed free-tailed bat, and southern grasshopper mouse. Impacts to sensitive animal species that were in some instances considered significant and unavoidable are now reduced to less-than-significant levels by including additional mitigation measures, and further specificity regarding the implementation of habitat restoration and management measures.

    Vegetation also was reclassified to be consistent with the currently used CDFG classification approach (Sawyer and Keeler-Wolf). Impacts to vegetation are now generally assessed more conservatively (with regard to the resources), and impacts to several vegetation types are now found to be significant before mitigation. In general, the analysis is more functional in nature in this EIR and less dependant on the commonality of dominant species within each vegetation type. For example, the more specific "big sagebrush scrub" alliance in this EIR was categorized as the generalized "Great Basin scrub" community when compared to the Draft EIR (2006). The analysis now is contingent on the fact that within Newhall Ranch, this association is restricted to flood basins and is, therefore, a riparian, and thus sensitive, vegetation type. In the prior Draft EIR (November 2006), Great Basin scrub was dealt with as a locally sensitive community but a non-riparian type, based on the generally upland habitat preference of its dominant species.

Other primary changes made to this section include: (1) incorporating the results of recent bird surveys conducted by Bloom Biological, Inc. (Bloom), and the identification of additional special-status bird species occurring or potentially occurring on the project site; (2) incorporating the results of recent protocol-level surveys for coastal California gnatcatcher conducted by Dudek & Associates, Inc. (Dudek); (3) incorporating the results of recent protocol-level surveys for arroyo toad conducted by Bloom; (4) restructuring the mitigation section to more clearly identify the previously adopted mitigation measures and the additional measures required by this EIR; (5) providing additional mitigation measures to further reduce potential impacts associated with wildlife impacts during grading activities and indirect impacts associated with the increased presence of people and domestic animals; and (6) expanding the cumulative impact discussion to incorporate the findings of Dudek's Santa Clara River Watershed Study (Dudek 2007).

11. **Section 4.5, Floodplain Modifications.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

12. **Section 4.6, Visual Qualities.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

13. **Section 4.7, Traffic/Access.** This section was revised to update the cumulative impacts analysis of both arterial and freeway segments. The impacts on I-5 were analyzed based on peak-hour directional volumes, and level of service (LOS) calculations were based on volume-density, as recommended by Caltrans. Additional significant impacts were noted and reduced to less-than-significant levels based on new and revised mitigation measures.

14. **Section 4.8, Noise.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

15. **Section 4.9, Air Quality.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

16. **Section 4.10, Water Service.** This section was revised to reflect new developments and other information concerning the availability and reliability of the Santa Clarita Valley's water supplies. Updates also were provided to litigation affecting the overall certainty of local and statewide water supplies. None of the modifications resulted in changes to any significance findings.

17. **Section 4.11, Wastewater Disposal.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

18. **Section 4.12, Solid Waste Services.** This section was revised to reflect updated student numbers provided in the new **Section 4.15, Education**, which impacted the solid waste generation rates. None of the modifications resulted in changes to any significance findings.

19. **Section 4.13, Sheriff Services.** This section was revised to reflect the County Board of Supervisor's adoption of a law enforcement facilities mitigation fee in May 2008. While none of the modifications resulted in changes to the significance findings, a mitigation measure was added in response to the imposition of this fee (Mitigation Measure LV 4.13-4). The section also deleted a measure calling for exploration of additional funding for California Highway Patrol (CHP) personnel because existing funding provided by implementation of the Newhall Ranch Specific Plan, including Landmark Village, is considered adequate for such services.

20. **Section 4.14, Fire Protection Services.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

21. **Section 4.15, Education.** This section was revised to reflect updated student numbers resulting from the proposed project. None of the modifications resulted in changes to any significance findings.

22. **Section 4.16, Parks and Recreation.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

23. **Section 4.17, Library Services.** This section was revised to reflect the updated Library Developer Fee rates, and the updated County Library service level guidelines of 0.5 gross square foot and 2.75 items per capita. None of the modifications resulted in changes to any significance findings.

24. **Section 4.18, Agricultural Resources.** This section was slightly revised to reflect changes made to the Landmark Village boundary, which included additional project impacts to prime agricultural land, all of which was previously addressed in the certified Newhall Ranch Specific Plan Final EIR. The Landmark Village Draft EIR determined that impacts to agricultural resources were significant and unavoidable. While Landmark Village project impacts to agricultural resources have increased slightly, none of the modifications made to this section result in changes to any significance findings.

25. **Section 4.19, Utilities.** This section was updated to reflect information provided in new **Section 4.23, Global Climate Change**. None of the modifications resulted in changes to any significance findings.

26. **Section 4.20, Mineral Resources.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

27. **Section 4.21, Environmental Safety.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

28. **Section 4.22, Cultural/Paleontological Resources.** Minor revisions were made to this section to ensure consistency with the revised Project Description, and to provide any necessary updates resulting from revisions to other recirculated sections. None of the modifications resulted in changes to any significance findings.

29. **New Section 4.23, Global Climate Change.** This is a new section, which was added in response to both comments on the Landmark Village Draft EIR and the emergence of this important issue since the Draft EIR was released in November 2006. This new section summarizes the regulatory setting governing climate change; sets forth significance criteria, even though final criteria has not yet been adopted by the Office of Planning & Research (OPR), the California Air Resources Board (CARB), or other agency; analyzes project and cumulative impacts, including the quantification of greenhouse gas emissions and reductions; proposes mitigation measures; and makes project and cumulative significance findings.

30. **Section 5.0, Project Alternatives**. This section was updated to reflect new information and data from the sections above, including Water Service, Solid Waste, Education, and Libraries. None of the modifications resulted in changes to any significance findings.

31. **Section 6.0, Significant Irreversible Environmental Changes.** No changes were made to this section, as none of the modifications made to this EIR resulted in changes that caused new significant irreversible findings.

32. **Section 7.0, Growth-Inducing Impacts.** No changes were made to this section.

33. **Section 8.0, Mitigation Monitoring Plan.** This section was revised to update any changes to mitigation measures for the above sections, and to add mitigation measures and project design features from the new **Section 4.23, Global Climate Change**.

The Landmark Village Recirculated Draft EIR also contains additional technical reports, studies, and other information that are included as appendices. The appendices are part of the Recirculated Draft EIR. A list of the appendices is contained in the Recirculated Draft EIR's Table of Contents.

6. AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Areas of controversy raised in the public hearing process concern the potential impacts of the Landmark Village project on biological resources (including Santa Clara River resources), traffic and circulation, and public services, including water availability and climate change.

7. SIGNIFICANT IMPACTS/MITIGATION MEASURES

This Recirculated Draft EIR has been prepared to assess each potentially significant impact to the environment that could result with implementation of the proposed Landmark Village project as revised. For a detailed discussion regarding potential impacts, please refer to each of the sections, which are part of this Recirculated Draft EIR.

Table ES-1 is a summary of the proposed Landmark Village project's impacts, mitigation measures, and significance determination after mitigation. **Table ES-1** also identifies revised, completed, or inapplicable

mitigation measures in other environmental impact categories, which were addressed in the Landmark Village Draft EIR (November 2006). In summary, this table covers the following:

- **Section 4.1, Geotechnical and Soil Resources** (one inapplicable mitigation measure);
- **Section 4.2, Hydrology** (two revised mitigation measures);
- **Section 4.3, Water Quality** (no revised mitigation measures);
- **Section 4.4, Biota** (showing all mitigation measures);
- **Section 4.5, Floodplain Modifications** (no revised mitigation measures);
- **Section 4.6, Visual Qualities** (no revised mitigation measures);
- **Section 4.7, Traffic/Access** (showing all mitigation measures);
- **Section 4.8, Noise** (nine revised mitigation measures);
- **Section 4.9, Air Quality** (no revised mitigation measures);
- **Section 4.10, Water Service** (showing all mitigation measures);
- **Section 4.11, Wastewater Disposal** (one completed mitigation measures);
- **Section 4.12, Solid Waste Services**(one revised mitigation measure);
- **Section 4.13, Sheriff Services** (showing all mitigation measures);
- **Section 4.14, Fire Protection Services** (three revised mitigation measures);
- **Section 4.15, Education** (no revised mitigation measures);
- **Section 4.16, Parks and Recreation** (no revised mitigation measures);
- **Section 4.17, Library Services** (no revised mitigation measures);
- **Section 4.18, Agricultural Resources** (showing all mitigation measures);
- **Section 4.19, Utilities** (showing all mitigation measures);
- **Section 4.20, Mineral Resources** (no revised mitigation measures);
- **Section 4.21, Environmental Safety** (four revised mitigation measures);
- **Section 4.22, Cultural/Paleontological Resources** (no revised mitigation measures); and
- **Section 4.23, Climate Change** (showing all mitigation measures).

For a complete listing of all mitigation measures applicable to the Landmark Village proposed project, please refer to **Section 8.0, Mitigation Monitoring Plan**, of the Recirculated Draft EIR.

Table ES-1
Summary of Significant Impacts and Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES		
Based on the analysis presented in the Geotechnical and Soil Resources section of this EIR, there are no active faults, landslides, or surficial failures on or in close proximity to the Landmark Village project site, and the potential for earthquake-induced slope failures is considered negligible. Impacts associated with liquefaction and seismically induced settlement are considered less than significant. Due to the relative flatness of the project site, low liquefaction potential, subsurface soil stratigraphy, and proposed improvements in the river channel area, there would be no impacts relative to lateral spreading due to liquefaction. In addition, there would be no impacts relative to hydroconsolidation. However, unless mitigated, specific project-related significant geologic, soil, and geotechnical impacts could occur in the following areas: • Along cut/fill and bedrock/alluvium contacts, there is a future potential hazard due to the combination of dynamic compaction and differential settlement, along with differential materials response; • Development of lots underlain by transitions between different material types (e.g., bedrock to fill, bedrock to alluvium, etc.); • The clay-rich bedding planes of the Saugus Formation may represent a potential hazard from secondary seismogenic movement along bedding planes; • Construction and development within areas of high groundwater; • Soil conditions on the project site that would affect construction practices on future site development include expansive soils, soils with shrink-swell potential, corrosive soils, and low cohesion soils; • Shallow weak soils;	SP 4.1-1 The standard building setbacks from ascending and descending man-made slopes are to be followed in accordance with Section 1806.4 of the Los Angeles County Building Code, unless superseded by specific geologic and/or soils engineering evaluations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44) SP 4.1-2 The existing Grading Ordinance for planting and irrigation of cut-slopes and fill slopes is to be adhered to for grading operations within the project site. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44) SP 4.1-3 In order to safeguard against major seismic-related structural failures, all buildings within the project boundaries are to be constructed in conformance with the Los Angeles County Uniform Building Code, as applicable. SP 4.1-4 The location and dimensions of the exploratory trenches and borings undertaken by Allan E. Seward Engineering Geology, Inc. and R.T. Frankian & Associates are to be noted on all grading plans relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations traverse the trenches or borings, they are to be reviewed and approved by the project geotechnical engineer. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45.) SP 4.1-5 Not applicable.	With implementation of the identified mitigation measures, the proposed project's geologic, soil and geotechnical impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
• High water tables requiring dewatering; • Low cohesion sands; and • Landslide potential at the Edison access road at the Chiquito Canyon grading site. Applicable mitigation measures to address these impacts were identified in the certified Newhall Ranch Specific Plan Program EIR. This EIR recommends additional mitigation measures specific to the Landmark Village project site. In summary, with implementation of the mitigation measures set forth in the Geotechnical and Soil Resources section of this EIR, the proposed project will not result in significant unavoidable geologic, soil or geotechnical impacts. In compliance with Section 111 of the Los Angeles County Building Code, and according to the project geotechnical engineer (Seward), the site designated on the Geological/Geotechnical Maps, as shown on EIR **Figures 4.1-1** through **4.1-3**, is feasible for development, would be safe against hazards from landslide, settlement or slippage, and development of the site would not affect off-site property, provided the mitigation measures identified in **Section 4.1** are adopted and implemented during project construction. With implementation of the identified mitigation measures, the proposed project's geologic, soil and geotechnical impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.	SP 4.1-6 Should any expansive soils be encountered during grading operations, they are not to be placed nearer the finished surface than 8 feet below the bottom of the subgrade elevation. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-7 If expansive materials are encountered at subgrade elevation in cut areas, the soils are to be removed to a depth of 8 feet below the "finished" or "subgrade" surface and the excavated area backfilled with non-expansive, properly compacted soils. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-8 At the time of subdivision, which allows construction, areas subject to liquefaction are to be mitigated to the satisfaction of the project geotechnical engineer prior to site development. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-9 Subdrains are to be placed in areas of high ground water conditions or wherever extensive irrigation is planned. The systems are to be designed to the specifications of the Newhall Ranch Specific Plan geotechnical engineer. SP 4.1-10 Subdrains are to be placed in the major and minor canyon fills, behind stabilization blankets, buttress fills, and retaining walls, and as required by the geotechnical engineer during grading operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-11 Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-12 The vertical spacing of subdrains behind buttress fills, stabilization blankets, etc., are to be a maximum of 15 feet. The gradient is to be at least 2 percent to the discharge end. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-13 Geological materials subject to hydroconsolidation (containing significant void space) are to be removed prior to the placement of fill. Specific recommendations relative to hydroconsolidation are to be provided by the Newhall Ranch Specific Plan geotechnical engineer at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44) SP 4.1-14 Not applicable. SP 4.1-15 Subsurface exploration is required to delineate the depth and lateral extent of the landslides shown on the geologic map. This work shall be undertaken at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) Landslides must be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan geotechnical engineer, and to the satisfaction of the Los Angeles County Department of Public Works. SP 4.1-16 Not applicable. SP 4.1-17 Not applicable. SP 4.1-18 Not applicable. SP 4.1-19 Remove debris from surficial failures during grading operations prior to the placement of fill. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 16)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-20 All soils and/or unconsolidated slopewash and landslide debris is to be removed prior to the placement of compacted fills. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45) SP 4.1-21 Cut-slopes, which will expose landslide material, are to undergo geologic and geotechnical evaluation at the subdivision stage to determine their stability and degree of consolidation. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15.) Several options are available to mitigate potential landslide failure in the proposed cut-slopes. Landslides may be stabilized with buttress fills or shear keys designed by the Newhall Ranch Specific Plan geotechnical engineer; landslide material can be entirely removed and replaced with a stability fill; or the slope can be redesigned to avoid the landslide. Landslides underlying cut pad or road areas may be removed or partially removed if the Newhall Ranch Specific Plan Geologist and geotechnical engineer conclude that the landslide is stable and sufficiently consolidated to build on. Landslides located on ascending natural slopes above proposed graded areas will also require evaluation for stability. Unstable landslides on natural slopes above graded areas will either require stabilization, removal, or building setbacks to mitigate potential hazards. (*This mitigation would apply to the revised access road proposed to replace the existing Edison road to the power line tower involves creating small cut slopes in landslide material.*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-22 Not applicable. SP 4.1-23 Not applicable. SP 4.1-24 Not applicable. SP 4.1-25 Not applicable. SP 4.1-26 Not applicable. SP 4.1-27 Not applicable. SP 4.1-28 Not applicable. SP 4.1-29 Orientations of the bedrock attitudes are to be evaluated by the Newhall Ranch Specific Plan engineering geologist to identify locations of required buttress fills. Buttress fill design and recommendations, if necessary, are to be presented as mitigation during the grading plan stage. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-30 All fills, unless otherwise specifically designed, are to be compacted to at least 90 percent of the maximum dry unit weight as determined by American Society for Testing and Materials (ASTM) Designation D 1557-91 Method of Soil Compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-31 No fill is to be placed until the area to receive the fill has been adequately prepared and approved by the geotechnical engineer. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-32 Fill soils are to be kept free of all debris and organic material. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-33 Rocks or hard fragments larger than 8 inches are not to be placed in the fill without approval of the geotechnical engineer, and in a manner specified for each occurrence. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-34 Rock fragments larger than 8 inches are not to be placed within 10 feet of finished pad grade or the subgrade of roadways or within 15 feet of a slope face. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-35 Rock fragments larger than 8 inches may be placed in windrows, below the limits given above, provided the windrows are spaced at least 5 feet vertically and 15 feet horizontally. Granular soil must be flooded around windrows to fill voids between the rock fragments. The granular soil is to be wheel rolled to assure compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-36 The fill material is to be placed in layers which, when compacted, is not to exceed 8 inches per layer. Each layer is to be spread evenly and is to be thoroughly mixed during the spreading to insure uniformity of material and moisture. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-37 When moisture content of the fill material is too low to obtain adequate compaction, water is to be added and thoroughly dispersed until the soil is approximately 2 percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-38 When the moisture content of the fill material is too high to obtain adequate compaction, the fill material is to be aerated by blading or other satisfactory methods until the soil is approximately 2 percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-39 Where fills toe out on a natural slope or surface, a keyway, with a minimum width of 16 feet and extending at least 3 feet into firm, natural soil, is to be cut at the toe of the fill. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-40 Where the fills toe out on a natural or cut slope and the natural or cut slope is steeper than 5 horizontal to 1 vertical, a drainage bench with a width of at least 8 feet is to be established at the toe of the fill. Fills may be placed over cut slopes if the visible contact between the fill and cut is steeper than 45 degrees. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-41 When placing fills over slopes, sidewall benching is to extend into competent material, approved by the geotechnical engineer, with vertical benches not less than 4 feet. (R.T. Frankian & Associates, 19 September 1994, Appendix I) Competent material is defined as being free of loose soil, heavy fracturing, or compressive soils. SP 4.1-42 When constructing fill slopes, the grading contractor is to avoid spillage of loose material down the face of the slope during the dumping and compacting operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-43 The outer faces of fill slopes are to be compacted by backing a sheepsfoot compactor over the top of the slope, and thoroughly covering all of the slope surface with overlapping passes of the compactor. Compaction of the slope is to be repeated after each 4 feet of fill has been placed. The required compaction must be obtained prior to placement of additional fill. As an alternate, the slope can be overbuilt and cut back to expose a compacted core. (R.T. Frankian & Associates, 19 September 1994, Appendix I) SP 4.1-44 All artificial fill associated with past petroleum activities, as well as other existing artificial fill, are to be evaluated by the Newhall Ranch Specific Plan geotechnical engineer at the subdivision and/or grading plan stage. (Allan E. Seward Engineering Geology, 19 September 1994, Inc., p. 45) Unstable fills are to be mitigated through removal, stabilization, or other means as determined by the Newhall Ranch Specific Plan geotechnical engineer. SP 4.1-45 Surface runoff from the future graded areas is not to run over any natural, cut, or fill slopes. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20) SP 4.1-46 Runoff from future pads and structures is to be collected and channeled to the street and/or natural drainage courses via non-erosive drainage devices. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	SP 4.1-47 Water is not to stand or pond anywhere on the graded pads. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20) SP 4.1-48 Oil and water wells that might occur on site are to be abandoned in accordance with state and local regulations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45) SP 4.1-49 If any leaking or undocumented oil wells are encountered during grading operations, their locations are to be surveyed and the current well conditions evaluated immediately. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 21) Measures are to be taken to document the wells, abandonment, and remediate the well sites (if necessary) in accordance with state and local regulations. SP 4.1-50 The exact status and location of the Exxon (Newhall Land & Farming) oil well #31 will be evaluated at the subdivision stage. If necessary, the well will be abandoned in accordance with state and local regulations. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 12). SP 4.1-51 Not applicable. SP 4.1-52 Not applicable. SP 4.1-53 Not applicable. SP 4.1-54 Not applicable. SP 4.1-55 Not applicable. SP 4.1-56 Not applicable. LV 4.1-1 Prior to placing compacted fill, the ground surface shall be prepared by removing non-compacted artificial fill (af), disturbed compacted fill soils (Caf), loose alluvium, and other unsuitable materials. The geotechnical engineer and/or his representatives shall observe the excavated areas prior to placing compacted fill.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-2 After the ground surface to receive fill has been exposed, it shall be ripped to a minimum depth of 6 inches, brought to optimum moisture content or above and thoroughly mixed to obtain a near uniform moisture condition and uniform blend of materials, and then compacted to 90 percent per the latest American Society for Testing and Materials (ASTM) D1557 laboratory maximum density. LV 4.1-3 Removal depths for alluvium, older alluvium, and overlying soil/plow pan materials range from 4 to 16 feet and shall be as indicated on the approved Geologic/Geotechnical Map. LV 4.1-4 Soil removals on the southwestern portion of the site shall be scheduled if possible during the summer or fall months, to minimize impacts to Grading from shallow groundwater. The contractor shall be prepared to implement dewatering systems, if necessary. LV 4.1-5 Pico and Saugus Formation bedrock shall be over-excavated 5 feet below proposed grade to eliminate cut-fill or bedrock-alluvium transitions in building pads. Expansive materials in the bedrock shall be over excavated 8 feet in building pad areas. LV 4.1-6 Slopewash that is locally present on the site adjacent to slope areas on the northern margin of the site shall be removed and recompacted prior to the placement of compacted fill. LV 4.1-7 Compacted artificial fill along the northern margin of the site shall be assessed for building suitability at the grading plan stage. LV 4.1-8 Concrete, asphalt concrete and other debris stockpiled on the site shall be removed, and either ground up for use as sub-base material, or reduced into fragments small enough to be buried in the deeper portions of the fill.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-9 Where recommended removals encounter ground water, water levels shall be controlled by providing an adequate excavation bottom/slope and sumps for pumping water out as the excavation proceeds, or ground water may be lowered by installing shallow dewatering well points prior to grading. Partial removals of soils above the water table and soil improvement below the water table may be another option. Dewatering may be needed depending on the season when the removals are performed and the actual removal depths are determined. Contractors shall use piezometric data for planning dewatering measures. LV 4.1-10 On-site soils, except any debris or organic matter, may be used as sources for compacted fills. Rock or similar irreducible material with a maximum dimension greater than 8 inches shall not be placed in the fill without approval of the geotechnical engineer. Rocks or hard fragments larger than 4 inches shall not compose more than 25 percent of the fill and/or lift. Any large rock fragments over 8 inches in size may be incorporated into the fill as rockfill in windrows after being reduced to the specific maximum rock fill size. Where fill depths are too shallow to allow large rock disposal, special handling or removal may be required. Much of the on-site alluvium and older alluvium is coarse-grained and lacks sufficient cohesion for surficial stability in fill slopes. Selective grading of fill materials with sufficient cohesion derived from on-site or imported fill shall be necessary for use in fill slopes. LV 4.1-11 The engineering characteristics of imported fill material shall be evaluated when the source area has been identified.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-12 Most of the slopes proposed on the site are fill slopes. Stability fills are recommended for all of the cut-slopes on the site; therefore, no cut-slopes will remain after the completion of grading. All fill slopes shall be constructed on firm material where the slope receiving fill exceeds a ratio of 5 to 1 (horizontal to vertical [h:v]). Fill slope inclination shall not be steeper than 2:1 (h:v). The fill material within approximately one equipment width (typically 15 feet) of the slope face shall be constructed with cohesive material selectively graded from on-site or import fills. Stability fills are recommended where cut-slope faces will expose fill-over-bedrock or alluvium-over-bedrock conditions. These fills shall be constructed with a keyway at the toe of the fill slope with a minimum equipment width but not less than 15 feet, and a minimum depth of 3 feet into the firm undisturbed earth. Following completion of the keyway excavations, backfilling with certified engineered fill shall not proceed prior to the approval of the keyway by the project engineering geologist. LV 4.1-13 Backcut slopes for Stability fills shall be no steeper than the final face of the proposed fill. LV 4.1-14 Areas that are to receive compacted fill shall be observed by the geotechnical engineer prior to the placement of fill. LV 4.1-15 All drainage devices shall be properly installed and observed by the geotechnical engineer and/or owner's representative(s) prior to placement of backfill.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-16 Fill soils shall consist of imported soils or on-site soils free of organics, cobbles, and deleterious material provided each material is approved by the geotechnical engineer. The geotechnical engineer shall evaluate and/or test the import material for its conformance with the report recommendations prior to its delivery to the site. The contractor shall notify the geotechnical engineer 72 hours prior to importing material to the site. LV 4.1-17 Fill shall be placed in controlled layers (lifts), the thickness of which is compatible with the type of compaction equipment used. The fill materials shall be brought to optimum moisture content or above, thoroughly mixed during spreading to obtain a near uniform moisture condition and uniform blend of materials, and then placed in layers with a thickness (loose) not exceeding 8 inches. Each layer shall be compacted to a minimum compaction of 90 percent relative to the maximum dry density determined per the latest ASTM D1557 test. Density testing shall be performed by the geotechnical engineer to verify relative compaction. The contractor shall provide proper access and level areas for testing. LV 4.1-18 Rocks or rock fragments less than 8 inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets. However, rocks larger than 4 inches shall not be placed within 3 feet of finish grade. LV 4.1-19 Rocks greater than 8 inches in largest dimension shall be taken off site, or placed in accordance with the recommendation of the soils engineer in areas designated as suitable for rock disposal.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-20 Where space limitations do not allow for conventional fill compaction operations, special backfill materials and procedures may be required. Pea gravel or other select fill can be used in areas of limited space. A sand and portland cement slurry (two sacks per cubic-yard mix) shall be used in limited space areas for shallow backfill near final pad grade, and pea gravel shall be placed in deeper backfill near drainage systems. LV 4.1-21 The geotechnical engineer shall observe the placement of fill and conduct in-place field density tests on the compacted fill to check for adequate moisture content and the required relative compaction. Where less than specified relative compaction is indicated, additional compacting effort shall be applied and the soil moisture conditioned as necessary until adequate relative compaction is attained. LV 4.1-22 The Contractor shall comply with the minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as set forth in the specifications for compacted fill. This may be achieved by either overbuilding the slope and cutting back as necessary, or by direct compaction of the slope face with suitable equipment, or by any other procedure that produces the required result. LV 4.1-23 Any abandoned underground structures, such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not discovered prior to grading shall be removed or treated to the satisfaction of the soils engineer and/or the controlling agency for the project.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-24 The Contractor shall have suitable and sufficient equipment during a particular operation to handle the volume of fill being placed. When necessary, fill placement equipment shall be shut down temporarily in order to permit proper compaction of fills, correction of deficient areas, or to facilitate required field testing. LV 4.1-25 The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. LV 4.1-26 Trench excavations to receive backfill shall be free of trash, debris or other unsatisfactory materials prior to backfill placement, and shall be observed by the geotechnical engineer. LV 4.1-27 Except as stipulated herein, soils obtained from the trench excavation may be used as backfill if they are essentially free of organics and deleterious materials. LV 4.1-28 Rocks generated from the trench excavation not exceeding 3 inches in largest dimension may be used as backfill material. However, such material shall not be placed within 12 inches of the top of the pipeline. No more than 30 percent of the backfill volume shall contain particles larger than 1 inch in diameter, and rocks shall be well mixed with finer soil. LV 4.1-29 Soils (other than aggregates) with a Sand Equivalent (SE) greater than or equal to 30, as determined by ASTM D 2419 Standard Test Method or at the discretion of the engineer or representative in the field, may be used for bedding and shading material in the pipe zone areas. These soils are considered satisfactory for compaction by jetting procedures.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-30 No jetting shall occur in utility trenches within the top 2 feet of the subgrade of concrete slabs-on-grade. LV 4.1-31 Trench backfill other than bedding and shading shall be compacted by mechanical methods such as tamping sheepsfoot, vibrating or pneumatic rollers or other mechanical tampers to achieve the density specified herein. The backfill materials shall be brought to optimum moisture content or above, thoroughly mixed during spreading to obtain a near uniform moisture condition and uniform blend of materials, and then placed in horizontal layers with a thickness (loose) not exceeding 8 inches. Trench backfills shall be compacted to a minimum compaction of 90 percent relative to the maximum dry density determined per the latest ASTM D1557 test. LV 4.1-32 The contractor shall select the equipment and process to be used to achieve the specified density within a trench without damage to the pipeline, the adjacent ground, existing improvements, or completed work. LV 4.1-33 Observations and field tests shall be carried on during construction by the geotechnical engineer to confirm that the required degree of compaction within a trench has been obtained. Where compaction within a trench is less than that specified, additional compaction effort shall be made with adjustment of the moisture content as necessary until the specified compaction is obtained. Field density tests may be omitted at the discretion of the engineer or his representative in the field.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-34 Whenever, in the opinion of the geotechnical engineer, an unstable condition is being created within a trench, either by cutting or filling, the work shall not proceed until an investigation has been made and the excavation plan revised, if deemed necessary. LV 4.1-35 Fill material within a trench shall not be placed, spread, or rolled during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the geotechnical engineer indicate the moisture content and density of the fill are as specified. LV 4.1-36 Water shall never be allowed to stand or pond on building pads, nor should it be allowed to run over constructed slopes, but is to be conducted to the driveways or natural waterways via non-erodible drainage devices. In addition, it is recommended that all drainage devices be inspected periodically and be kept clear of all debris. Drainage and erosion control shall be in accordance with the standards set forth in the Los Angeles County Uniform Building Code. LV 4.1-37 Modification of the existing pad grades after approval of Fine Grading by the project supervising civil engineer can adversely affect the drainage of the lots. Lot drainage shall not be modified by future landscaping, construction of pools, spas, walkways, garden walls, etc., unless additional remedial measures (area drains, additional grading, etc.) are in compliance with Los Angeles County Codes.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-38 Positive surface drainage shall be maintained away from buildings. The recommended drainage patterns shall be established at the time of Fine Grading. Roof drainage shall be collected in gutters and downspouts, which terminate at approved discharge points. LV 4.1-39 Permanent erosion control measures shall be initiated immediately following completion of grading. LV 4.1-40 All interceptor ditches, drainage terraces, down-drains and any other drainage devices shall be maintained and kept clear of debris. A qualified engineer shall review any proposed additions or revisions to these systems, to evaluate their impact on slope erosion. LV 4.1-41 Retaining walls shall have adequate freeboard to provide a catchment area for minor slope erosion. Periodic inspection, and if necessary, cleanout of deposited soil and debris shall be performed, particularly during and after periods of rainfall. LV 4.1-42 The future developers shall be made aware of the potential problems, which may develop when drainage is altered through landscaping and/or construction of retaining walls, and paved walkways. Ponded water, water directed over slope faces, leaking irrigation systems, over-watering or other conditions that could lead to excessive soil moisture, shall be avoided.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-43 Slope surficial soils may be subject to water induced mass erosion. Therefore, a suitable proportion of slope planting shall have root systems, which will develop well below 3 feet. Drought-resistant shrubs and low trees for this purpose shall be considered. Intervening areas can then be planted with lightweight surface plants with shallower root systems. All plants shall be lightweight and require low moisture. Any loose slough generated during the process of planting shall be properly removed from the slope face(s). LV 4.1-44 Short-term, non-plant erosion-control measures shall be implemented during construction delays, adverse climate/weather conditions, and when plant growth rates do not permit rapid vegetation of graded areas. Examples of short-term, non-plant erosion-control measures include matting, netting, plastic sheets, deep (5 feet) staking, etc. LV 4.1-45 All possible precautions shall be taken to maintain a moderate and uniform soil moisture to avoid high and/or fluctuating water content in slope materials. Slope irrigation systems shall be properly operated and maintained and system controls shall be placed under strict control. LV 4.1-46 A program of aggressive rodent control shall be implemented to control burrowing on slope areas.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-47 Bank protection is proposed to consist of a soil cement, gunite or rip-rap liner, which is buried/concealed behind a 4:1 (h:v) fill slope. Construction of the liner will involve the excavation of a 20-foot-deep slot as shown in the details on the tentative map. Where the toe of the 4:1 slope extends beyond the removals for the slot, the alluvium shall be over-excavated 3 feet prior to placement of overlying fill. LV 4.1-48 Groundwater will likely be encountered between a depth of 5 and 10 feet; therefore dewatering shall be undertaken to complete the lower 10 to 15 feet of the proposed slot excavation. LV 4.1-49 All final grades shall be sloped away from the building foundations to allow rapid removal of surface water runoff. No ponding of water shall be allowed adjacent to the foundations. Plants and other landscape vegetation requiring excessive watering shall be avoided adjacent to the building foundations. Should landscaping be constructed, an effective water-tight barrier shall be provided to prevent water from affecting the building foundations. LV 4.1-50 Future structures shall be designed according to standards applicable to Seismic Zone 4 of the Uniform Building Code. LV 4.1-51 Lots underlain by transitions between different material types (e.g., bedrock to fill, bedrock to alluvium, etc.) shall be over-excavated 5 feet to minimize potential adverse impacts associated with differential materials response.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-52 Overexcavation of clay-rich bedding planes of the Saugus Formation or Pico Formation and subsequent placement of a certified fill cap is recommended to mitigate potential hazards from expansive material, and to reduce potential hazards from potential secondary seismogenic movement along bedding planes. LV 4.1-53 Stability Fills shall be analyzed at the grading plan stage based on testing of the actual materials proposed for the fill. LV 4.1-54 Most of the alluvium and older Alluvium on the site are coarse-grained and have low cohesion. These materials shall not be used within the outer 4 feet of fill slopes and Stability Fills. LV 4.1-55 Excavations deeper than 3 feet shall conform to safety requirements for excavations as set forth in the State Construction Safety Orders enforced by the California Occupational Health and Safety Administration (CAL OSHA). Temporary excavations no higher than 12 feet shall be no steeper than 1:1 (h:v). For excavations to 20 feet in height, the bottom 3.5 feet may be vertical and the upper portion between 3.5 and 20 feet shall be no steeper than 1.5:1 (h:v). Excavations not complying with these requirements shall be shored. It is strongly recommended that excavation walls in sands and dry soils be kept moist, but not saturated at all times. LV 4.1-56 Parameters for design of cantilever and braced shoring shall be provided at the grading plan stage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-57 The bases of excavations or trenches shall be firm and unyielding prior to foundations or utility construction. On-site materials other than topsoil or soils with roots or deleterious materials may be used for backfilling excavations. Densification (compaction) by jetting may be used for on-site clean sands or imported equivalent of coarser sand provided they have a Sand Equivalent greater than or equal to 30 as determined by ASTM D2419 test method. Recommended specifications for placement of trench backfill are presented in Appendix C of the September 27, 2000 geologic and geotechnical report. LV 4.1-58 The structural design shall include seismic geotechnical parameters in accordance with Uniform Building Code (UBC) requirements for Seismic Zone 4. These parameters shall be provided at the grading plan stage. LV 4.1-59 Shallow spread footings for foundation support of up to three-story residential, commercial or light industrial developments can adequately be derived from non-organic native soils, processed as necessary, and bedrock or engineered fill compacted as previously recommended. The composition of footings for heavier structures, if applicable, shall be addressed at the grading plan stage. Tentatively, an allowable bearing capacity of 2,500 pounds per square foot can be used for shallow foundations constructed in certified compacted fill originated from existing, near-surface soils (except vegetative soils). Lateral resistance of footing walls shall be provided at the grading plan stage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-60 Figure C4 (Appendix C), "Cut Lot (Transitional)" and "Cut-Fill Lot (Transitional") of the September 27, 2000, geologic and geotechnical report provides a foundation grading detail for locations where foundations will straddle transition zones between cut and fill materials. If the remaining cut-fill transition is steep at depth below the building area, the geometry of the transition shall be reviewed during grading operations by the soils engineer on a site-specific basis to evaluate the need for additional over-excavation removals and/or additional foundation reinforcement. Based on this review, appropriate action shall be taken as deemed necessary by the engineer. As a general guideline, steep cut/fill transitions would include slope gradients steeper than 4:1 (h:v) and overall variations in fill thickness of greater than 15 feet, which occur within 20 feet of final pad grade. Transitions between differing material types, such as bedrock and alluvium, also shall be over-excavated 5 feet as recommended in Section 1.2 of Appendix E of the September 27, 2000 Geologic and Geotechnical Report. LV 4.1-61 To minimize significant settlements, upper soils in areas to receive fills shall be removed and recompacted to competent materials. Specific foundation design loads shall be provided at the grading plan stage. LV 4.1-62 Whenever seepage of groundwater is observed, the condition shall be evaluated by the engineering geologist and geotechnical engineer prior to covering with fill material.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-63 Surface drainage control design shall include provisions for positive surface gradients to ensure that surface runoff is not permitted to pond, particularly above slopes or adjacent to building foundations or slabs. Surface runoff shall be directed away from slopes and foundations and collected in lined ditches or drainage swales, via non-erodible drainage devices, which is to discharge to paved roadways, or existing watercourses. If these facilities discharge onto natural ground, means shall be provided to control erosion and to create sheet flow. LV 4.1-64 Fill slopes and stability fills, as applicable, shall be provided with subsurface drainage as necessary for stability. LV 4.1-65 Additional testing for expansive soils shall be performed at the grading plan stage and during finish grading so that appropriate foundation design recommendations for expansive soils, if applicable, can be made. LV 4.1-66 Testing for soil corrosivity shall be undertaken at additional locations within the project site at the grading plan stage. Final recommendations for concrete shall be in accordance with the latest UBC requirements, and a corrosion specialist shall provide mitigating recommendations for potential corrosion of metals. LV 4.1-67 Preliminary retaining wall geotechnical design parameters and pavement design(s) shall be provided at the grading plan stage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-68 If the proposed fills over alluvium and slopewash at either the Adobe Canyon or Chiquito Canyon sites are to be considered "structural fill," subsurface studies shall be performed to determine actual liquefaction potential of these soils. If this potential exists, it shall be addressed by removal and recompaction of the alluvium above groundwater, in order to provide a cap to bridge effects. LV 4.1-69 Where possible, removals that impact the mapped landslides shall be completed so as to not remove the existing landslide stability. If this is not possible, the conditions shall be geotechnically evaluated on a case-by-case basis at the Grading Plan stage in order to safely complete the necessary removals. LV 4.1-70 Slope stability analysis shall be performed for the 186-foot-high cut slope along the base of the existing Edison tower within the Chiquito Canyon grading site. Corrective measures, such as construction of a buttress or stability fills, shall be implemented if the proposed cut slope does not comply with the required minimum factor of safety.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (continued)		
	LV 4.1-71 If future development is proposed within either Adobe Canyon or Chiquito Canyon, subsurface exploration and analyses shall be conducted to determine landslide stability. Means to mitigate the potential effects of landslides, including complete or partial removal, buttressing, avoidance, or building setbacks shall be identified at that time. LV 4.1-72 If future development is proposed within Chiquito Canyon, slope stability analysis shall be performed for the 186-foot-high cut slope along the base of the existing Edison tower within the Chiquito Canyon grading site. Corrective measures, such as construction of a buttress or stability fills, shall be implemented if the proposed cut slope does not comply with the required minimum factor of safety.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY		
Site clearing and grading operations within the Landmark Village tract map site would have the potential to discharge sediment in the Santa Clara River during storm events. Temporary erosion control measures in disturbed areas of the project site during the construction phase (including grading in Adobe Canyon and Chiquito Canyon, and construction of the utility corridor) are recommended to reduce this potential impact to less than significant levels. Once developed, the Landmark Village project would reduce post-development stormwater flows during a capital storm event, as compared to existing conditions. Specifically, the amount of discharge from the project site (including the tributary watershed in which the project site lies) would decrease from 831 cubic feet per second (cfs) to 795 cfs. This 4 percent reduction in rainfall runoff would be due to the reduction in erosive areas on the project site that contribute sediment and debris to the runoff, as well as to one existing and three proposed upstream debris basins north of State Route 126 (SR-126). The proposed storm drainage improvements would meet the flood control requirements of the Flood Control and Watershed Management Divisions of the Los Angeles County (County) Department of Public Works (LACDPW) and reduce flood impacts to less than significant levels.	Please refer to **4.3, Water Quality**, of this summary table for a listing of Program EIR mitigation measures pertaining to hydrology. LV 4.2-1 The on-site storm drains (pipes and reinforced concrete boxes) and open channels shall be designed and constructed for either the 25-year or 50-year capital storm. LV 4.2-2 Debris basins shall be constructed pursuant to LACDPW requirements to intercept flows from undeveloped areas entering into the developed portions of the site. LV 4.2-3 Energy dissipaters consisting of either rip-rap or larger standard impact type energy dissipaters shall be installed as required by LACDPW at outlet locations to reduce velocities of runoff into the channel where necessary to prevent erosion. LV 4.2-4 The project is required to comply with the RWQCB Municipal Permit (General MS4 Permit) Order No. R4-2006-0074, National Pollutant Discharge Elimination System (NPDES) No. CAS004001 (amended September 14, 2006), and with the state's General Construction Activity Storm Water Permit, California State Water Resources Control Board Order No. 99-08-DWQ, NPDES No. CAS000002, reissued on August 19, 1999, as amended and further modified by Resolution No. 2001-046 on April 26, 2001. *(Since release of the Draft EIR, this permit has been reissued. This mitigation has been revised to reflect the most current permit dates).*	With implementation of the identified mitigation measures, the proposed project's hydrology impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY (continued)		
Discharge from the Adobe Canyon borrow site after grading would be reduced from 450 to 352 cfs during a capital storm event, which represents a 22 percent reduction. Discharge from the Chiquito Canyon grading site after grading would be reduced from 283 cfs to 197 cfs, which is a 30 percent reduction. These reductions in discharge would result from a reduced rate of runoff from the grading sites allowing for greater infiltration. They would also result from the proposed debris basins that would capture sediment and debris in runoff before it discharges to the river. As a result of the grading and the debris basins, discharge from the off-site grading areas would not result in downstream flooding or an exceedance of river capacity, and impacts relative to upstream and/or downstream flooding would be less than significant. Discharge and debris flow from the utility corridor would be equal to or less than that under existing conditions. Approximately 169 acres of the Landmark Village tract map site would be elevated above the capital floodplain *(the remaining portions of the tract map site are already above the capital floodplain)* and, therefore, none of the improvements proposed on the tract map site would be subject to flood hazard from the river or other nearby drainages. *Neither the Adobe Canyon borrow site nor the Chiquito Canyon grading site include proposed structures within a 100-year or capital flood hazard area. By elevating the project site above the 100-year and capital flood hazard areas and by providing bank protection and erosion protection where necessary, no housing or structures would be exposed to flood hazards.* The proposed project would not result in risk of loss, injury, or death due to flooding, mudflow, tsunami, or seiche. Project water quality impacts are discussed in this EIR in **Section 4.3**, **Water Quality**. Project impacts on biological resources in the Santa Clara River as a result of changes to river hydraulics associated with proposed site grading, bank stabilization, and other floodplain modifications are addressed in this EIR in **Section 4.5**, **Floodplain Modifications**.	LV 4.2-5 During all construction phases, temporary erosion control shall be implemented to retain soil and sediment on the tract map site, within the Adobe Canyon borrow site, the Chiquito Canyon grading site, the utility corridor right-of-way, and the bank stabilization areas, as follows: • Re-vegetate exposed areas as quickly as possible; • Minimize disturbed areas; • Divert runoff from downstream drainages with earth dikes, temporary drains, slope drains, etc.; • Reduce velocity through outlet protection, check dams, and slope roughening/ terracing; • Implement dust control measures, such as sand fences, watering, etc.; • Stabilize all disturbed areas with blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, and/or other erosion resistant soil coverings or treatments; • Stabilize construction entrances/exits with aggregate underdrain with filter cloth or other comparable method;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY (continued)		
	LV 4.2-5 (continued) • Place sediment control best management practices (BMPs) at appropriate locations along the site perimeter and at all operational internal inlets to the storm drain system at all times during the rainy season (sediment control BMPs may include filtration devices and barriers, such as fiber rolls, silt fence, straw bale barriers, and gravel inlet filters, and/or with settling devices, such as sediment traps or basins); and/or • Eliminate or reduce, to the extent feasible, non-stormwater discharges (e.g., pipe flushing, and fire hydrant flushing, over-watering during dust control, vehicle and equipment wash down) from the construction site through the use of appropriate sediment control BMPs. LV 4.2-6 All necessary permits, agreements, letters of exemption from the Army Corps of Engineers (ACOE) and/or the California Department of Fish and Game (CDFG) for project-related development within their respective jurisdictions must be obtained prior to the issuance of grading permits. LV 4.2-7 By October 1st of each year, a separate erosion control plan for construction activities shall be submitted to the local municipality describing the erosion control measures that will be implemented during the rainy season (October 1 through April 15).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY (continued)		
	LV 4.2-8 A final developed condition hydrology analysis shall be prepared in conjunction with final project design when precise engineering occurs. This final analysis shall confirm that the final project design is consistent with this analysis. This final developed condition hydrology analysis shall confirm that the sizing and design of the water quality and hydrologic control BMPs control hydromodification impacts in accordance with the NSRP Sub-Regional Stormwater Mitigation Plan. All elements of the storm drain system shall conform to the policies and standards of the LACDPW, Flood Control Division, as applicable. LV 4.2-9 Ultimate project hydrology and debris production calculations shall be prepared by a project engineer to verify the requirements for debris basins and/or desilting inlets. LV 4.2-10 To reduce debris being discharged from the site, debris basins shall be designed and constructed pursuant to LACDPW Flood Control to intercept flows from undeveloped areas entering into the developed portions of the site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY		
The Landmark Village tract map site is presently under agricultural cultivation, and runoff is channeled via agricultural ditches to ultimately discharge into the river. Construction and operation of the Landmark Village project would replace agricultural runoff with urban runoff. The following summarizes the impacts of the pollutants of concern under wet- and dry-weather conditions in the post-developed conditions: • **Sediments:** Municipal Separate Storm Sewer System (MS4) Permit, General Construction Permit, Dewatering General Permit, and Standard Urban Stormwater Mitigation Plan (SUSMP)-compliant BMPs would be incorporated into the project to address sediment in both the construction phase and post-development. Mean total suspended solids concentration and load are predicted to be less in the post-development condition than under existing conditions. Turbidity in stormwater runoff would be controlled through implementation of a Construction Storm Water Pollution Prevention Plan (SWPPP) and would be permanently reduced through the stabilization of erodible soils with development. On this basis, the impact of the project on sediments is considered less than significant.	SP 4.2-1 All on- and off-site flood control improvements necessary to serve the Newhall Ranch Specific Plan are to be constructed to the satisfaction of the County of Los Angeles Department of Public Works Flood Control Division. SP 4.2-2 All necessary permits or letters of exemption from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game, and the Regional Water Quality Control Board (RWQCB) for Specific Plan-related development are to be obtained prior to construction of drainage improvements. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in **Section 4.4**, **Biota**, Mitigation Measures 4.4-1 through 4.4-10 (restoration) and 4.4-11 through 4.4-16 (enhancement). SP 4.2-3 All necessary streambed agreement(s) are to be obtained from the California Department of Fish and Game wherever grading activities alter the flow of streams under CDFG jurisdiction. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in **Section 4.4**, **Biota**, Mitigation Measures 4.4-1 through 4.4-10 (restoration) and 4.4-11 through 4.4-16 (enhancement). SP 4.2-4 Letters of Map Revision (LOMR) relative to adjustments to the 100-year FIA flood plain are to be obtained by the applicant after the proposed drainage facilities are constructed.	With implementation of the identified mitigation measures, the proposed project's water quality impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• **Nutrients (Phosphorus and Nitrogen [Nitrate+Nitrite-N Ammonia-N, and Total Nitrogen]):** MS4 Permit, General Construction Permit, Dewatering General Permit, and SUSMP-compliant BMPs would be incorporated into the project to address nutrients in both the construction phase and post-development. Total Phosphorus, nitrate-nitrogen plus nitrite-nitrogen, ammonia-nitrogen and total nitrogen concentrations and loads are predicted to decrease in the post-developed condition and be within the range of observed values in Santa Clara River Reach 5. Nitrate-N plus nitrite-N and ammonia-N concentrations are predicted to decrease with development to a point well below the Los Angeles RWQCB Basin Plan's objectives and total maximum daily load (TDML) wasteload allocations. The predicted total nutrient concentrations are not expected to cause increased algal growth. On this basis, the impact of the project on nutrients is considered less than significant. • **Trace Metals:** MS4 Permit, General Construction Permit, General Dewatering Permit, and SUSMP-compliant BMPs will be incorporated into the project to address trace metals in both the construction phase and post-development. The mean loads of dissolved copper, total lead, dissolved zinc, and total aluminum concentration are predicted to decrease with project development. *Although total aluminum loads are predicted to increase with development, mean concentrations of dissolved copper, total lead, dissolved zinc, and total aluminum are predicted to be below benchmark Basin Plan objectives, California Toxics Rule (CTR) criteria, and the National Ambient Water Quality Criteria (NAWQC) criterion for aluminum.* Cadmium is not expected to be present in runoff discharges from the project. On this basis, the impact of the project	SP 4.2-5 Prior to the approval and recordation of each subdivision map, a Hydrology Plan, Drainage Plan, and Grading Plan (including an Erosion Control Plan if required) for each subdivision must be prepared by the applicant of the subdivision map to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after site development. These plans shall be prepared to the satisfaction of the County of Los Angeles Department of Public Works. SP 4.2-6 Install permanent erosion control measures, such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps in order to prevent sediment and debris from the upper reaches of the drainage areas which occur on the Newhall Ranch site from entering storm drainage improvements. These erosion control measures shall be installed to the satisfaction of the County of Los Angeles Department of Public Works.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• (cont'd) on trace metals is considered less than significant. • **Chloride:** MS4 Permit, Construction General Permit, Dewatering General Permit, and SUSMP-compliant BMPs would be incorporated into the project to address chloride in both the construction phase and post-development. The mean concentration of chloride would decrease with development, while the average annual load would increase slightly. The predicted concentration is well below the Los Angeles Basin Plan objective and is within the range of observed values in Santa Clara River Reach 5. Chloride is not a pollutant of concern in construction-related runoff. On this basis, the impact of the project on chloride is considered less than significant. • **Pesticides:** Pesticides in runoff may or may not increase with development as a result of landscape applications. Proposed pesticide management practices, including source control, removal with sediments in treatment control BMPs, and advanced irrigation controls would minimize the presence of pesticides in runoff. During the construction phase of the project, erosion, and sediment control BMPs and source controls implemented per general Permit and general De-Watering Permit requirements would prevent pesticides associated with sediment from being discharged. Final site stabilization would limit mobility of legacy pesticides that may be present in pre-development conditions. On this basis, the impact of pesticides is considered less than significant.	SP 4.2-7 The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the County of Los Angeles Department of Public Works. These requirements currently include preparation of an Urban Storm Water Mitigation Plan (USWMP) containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Management Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The County of Los Angeles Department of Public Works shall monitor compliance with those NPDES requirements. LV 4.3-1 Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to LACDPW for review and approval of drainage plans showing the incorporation into the project of those water quality and hydrologic control project design features (i.e., the post-development water quality and hydrologic control BMPs) (the "PDFs"), identified in **Section 4.3**, which PDFs shall be designed to meet the standards set forth in **Section 4.3**, including the sizing, capacity, and volume reduction performance standards set forth herein, all as summarized in **Table 4.3-17**.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• **Pathogens:** Post-development pathogen sources include both natural and anthropogenic sources. The natural sources include bird and mammal excrement. Anthropogenic sources include leaking septic and sewer systems and pet wastes. The project would not include septic systems and the sewer system would be designed to current standards, minimizing the potential for leaks. Thus, pet wastes are the primary source of concern. Pathogens are not expected to occur at elevated levels during the construction phase of the project. The Project Design Features (PDFs) would include source controls and treatment controls, which in combination should reduce pathogen indicator levels in post-development stormwater runoff. On this basis, the project's impact on pathogen and pathogen indicators is considered less than significant. • **Hydrocarbons:** Hydrocarbon concentrations would likely increase with development because of vehicular emissions and leaks. In stormwater runoff, hydrocarbons are often associated with soot particles that can combine with other solids in the runoff. Such materials are subject to treatment in the proposed infiltration basins and vegetated swales. Source control BMPs incorporated in compliance with the MS4 Permit, the General Construction Permit, and the SUSMP also would minimize the presence of hydrocarbons in runoff. During the construction phase of the project, pursuant to the General Construction Permit, the Construction Stormwater Pollution Prevention Plan must include BMPs that address proper handling of petroleum products on the construction site, such as proper petroleum product storage and spill response practices, and those BMPs must effectively prevent the release of hydrocarbons to runoff per the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology (BAT/BCT) standards. On this basis, the impact of the project on hydrocarbons is considered less than significant.	LV 4.3-2 Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to planning staff for review a Landscape and Integrated Pest Management Plan, identified in **Section 4.3**, which shall be designed to meet the standards set forth as follows. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Landmark Village Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy that focuses on long-term prevention or suppression of pest problems (i.e., insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification; and the judicious use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds. The Landscape and Integrated Pest Management Plan will address the following components: 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. 4. Establishment of action thresholds that trigger control actions.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• **Trash and Debris:** Trash and debris in runoff would likely increase with development. However, the project PDFs, including source control and treatment BMPs incorporated in compliance with the MS4 Permit and the SUSMP requirements would minimize the adverse impacts of trash and debris. Source controls such as street sweeping, public education, fines for littering, covered trash receptacles and storm drain stenciling are effective in reducing the amount of trash and debris that is available for mobilization during wet weather. Trash and debris would be captured in catch basin inserts in the commercial area parking lot and in the treatment control PDFs. During the construction phase of the project, PDFs implemented per General Permit and General De-Water Permit requirements would remove trash and debris through the use of BMPs such as catch basin inserts and by general good housekeeping practices. Trash and debris are not expected to significantly impact receiving waters due to the implementation of the project PDFs.	5. Pest control methods - cultural, mechanical, environmental, biological, and appropriate pesticides. 6. Pesticide management - safety (*e.g.*, Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (*i.e.*, all pesticide applicators must be certified by the California Department of Pesticide Regulation). 7. Fertilizer management - soil assessment, fertilizer types, application methods, and storage and handling.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• **Methylene Blue Activated Substances (MBAS):** The presence of soap in runoff from the project would be controlled through source control PDFs, including a public education program on residential and charity car washing and the provision of a centralized car wash area directed to the sanitary sewer in the multi-family residential areas. Project source control PDFs will reduce the impacts of soaps in post-construction runoff. Other sources of MBAS, such as cross connections between sanitary and storm sewers, are unlikely given modern sanitary sewer installation methods and inspection and maintenance practices. During the construction phase of the project, equipment and vehicle washing would not use soaps or any other MBAS sources. Therefore, MBAS are not expected to significantly impact the receiving waters of the proposed project. • **Cyanide:** In addition to the expected relative low level of cyanide in untreated stormwater, cyanide in runoff from the project would be readily removed by biological uptake, degradation by microorganisms, and by volatilization in the treatment PDFs. Therefore, cyanide is not expected to significantly impact the receiving waters of the proposed project. • **Bioaccumulation:** According to scientific literature, the primary pollutants that are of concern with regard to bioaccumulation are mercury and selenium. However, selenium and mercury are not of concern in this watershed, so bioaccumulation of selenium and mercury also is not expected to occur either during the construction or post-development project phases. On this basis, the potential for bioaccumulation in the Santa Clara River and adverse effects on waterfowl and other species is considered less than significant.		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• **Construction Impacts:** Construction impacts on water quality generally are caused by soil disturbance and subsequent suspended solids discharge, or by discharge of certain non-sediment-related pollutants, including construction materials (e.g., paint, stucco, etc); chemicals, liquid products, and petroleum products used in building construction or the maintenance of heavy equipment; and concrete-related pollutants.. These impacts will be minimized through implementation of construction BMPs that would meet or exceed measures required by the Construction General Permit, as well as BMPs that control the other potential construction-related pollutants (e.g., petroleum hydrocarbons and metals). A SWPPP specifying BMPs, for the site that meet or exceed BAT/BCT standards would be developed as required by, and in compliance with, the Construction General Permit and Los Angeles County Standard Conditions. Erosion control BMPs, including but not limited to hydro-mulch, erosion control blankets, stockpile stabilization, and other physical soil stabilization techniques, also would be implemented to prevent erosion, whereas sediment controls, including but not limited to silt fencing, sedimentation ponds and secondary containment on stockpiles, would be implemented to trap sediment and prevent discharge. Non-stormwater and construction waste and materials management BMPs (such as vehicle and equipment fueling and washing BMPs, nonvisible pollutant monitoring; and BMPs to manage materials, products, and solid, sanitary, concrete, hazardous, and hydrocarbon wastes) also would be deployed to protect construction site runoff quality. On this basis, the construction-related impact of the project on water quality is considered less than significant.		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 WATER QUALITY (continued)		
• **Regulatory Requirements:** The proposed project satisfies MS4 Permit requirements for new development, including SUSMP requirements and Stormwater Quality Management Program (SQMP) requirements, and satisfies construction-related requirements of the General Construction Permit and General Dewatering Permit. Therefore, the project would comply with water quality regulatory requirements applicable to stormwater runoff. Finally, the proposed Landmark Village project, *including proposed drainage and hydromodification controls,* would not substantially alter the existing drainage pattern of the Santa Clara River in a manner that would cause substantial erosion, siltation, or channel instability; or substantially increase the rates, velocities, frequencies, duration, and/or seasonality of flows in a manner that causes channel instability or in a manner that harms sensitive habitats or species in the River. Therefore, the impact of the project on hydromodification is considered less than significant.		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA		
The Landmark Village project, including the necessary off-site project components, would result in the permanent conversion of, or temporary disturbance to, 428 acres of land currently used for agricultural purposes, 53 acres of California annual grassland, 2.4 acres of coast live oak woodland, 47 acres of undifferentiated chaparral, 1.2 acres of chamise chaparral, 13 acres of mulefat scrub (including disturbed), 32 acres of southern cottonwood-willow riparian, 184 acres of coastal scrub, 3.8 acres of southern willow scrub, 15 acres of river wash, 0.5 acre of alluvial scrub, 13 acres of big sagebrush scrub alliances, 0.6 acre of southern coast live oak riparian forest, 7.0 acres of arrow weed scrub, 3.5 acre of herbaceous wetland, 11 acres of developed land, and 249 acres of disturbed land. Significant impacts would occur with respect to herbaceous wetlands, river wash, alluvial scrub, arrow weed scrub, big sagebrush scrub, mulefat scrub, southern willow scrub, southern cottonwood-willow riparian, southern coast live oak riparian, coastal scrub and alliances/associations, coast live oak woodland, wildlife habitat, special-status birds and other non-avian special-status wildlife species, special-status plant species, and protected oaks. These impacts would further affect California Department of Fish and Game (CDFG) and U.S. Army Corps of Engineers (Corps) jurisdictional resources. Significant indirect impacts would occur as a result of increased light and glare, increased non-native plant species, and increased human and domestic animal presence. The direct and indirect impacts associated with development and operation of the Landmark Village project either are consistent with the findings of the Newhall Ranch Specific Plan Program EIR (Impact Sciences, Inc. March 1999) and Revised Additional Analysis (Impact Sciences, Inc. May 2003) or, with the inclusion of newly proposed mitigation measures, have been reduced to a level of less than significant.	SP 4.6-1 The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly Endangered or Threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.*(This measure is implemented primarily through LV4.4-1 and the development of a Comprehensive Mitigation Implementation Plan (CMIP) for the Newhall Ranch Specific Plan, of which the Landmark Village project is the first subdivision. Mitigation measure LV 4.4-29 provides the replacement ratios for vegetation restoration and measure LV4.4-30 designates the location priorities for revegetation efforts.)* SP 4.6-2 A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.*(This measure will be implemented through the applicant contracting with a biological consulting company acceptable to the County to prepare the revegetation plans for the Landmark Village project.)*	Consistent with the findings of the Newhall Ranch Specific Plan Program EIR, significant unavoidable impacts would occur with respect to the loss of sensitive animal species, loss of coastal sage scrub, the overall loss of wildlife habitat and increased human and domestic animal presence.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-3 Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or an U.S. Army Corps of Engineers Section 404 Permit, and shall include: • Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. • The identification of restoration/ mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency. *(This measure will be implemented for the Landmark Village project through compliance with the master 1602 Streambed Alteration Agreement and the Section 404 Permit processed by the Newhall Ranch company associated with the 2009 EIS/EIR.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-4 The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any. *(This measure will be implemented through the detailed revegetation plan requirements provided within the Landmark Village mitigation measure LV 4.4-1.)* SP 4.6-5 Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting state and federal agencies. *(This measure will be implemented through the CMIP of measure LV4.4-1 for the Landmark Village project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-6 The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout. *(This measure will be implemented through the CMIP of measure LV 4.4-1 and measure LV 4.4-32 for the Landmark Village project.)* SP 4.6-7 The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species. *(This measure will be implemented through compliance with the measures LV 4.4-34 and LV 4.4-37 for the Landmark Village project.)* SP 4.6-8 The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the river (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or federal agency. *(This measure will be implemented through measures LV 4.4-31 and LV 4.4-34 for the Landmark Village project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-9 Monitoring reports for the mitigation site shall be reviewed by the permitting state and/or federal agency. *(This measure will be implemented through the measures LV 4.4-40 and LV 4.4-41 for the Landmark Village project.)* SP 4.6-10 Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan. *(This measure will be implemented through measures LV 4.4-33 and LV 4.4-34 for the Landmark Village project.)* SP 4.6-11 Habitat enhancement as referred to in this document means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, oil and natural gas operations, etc.) or have been invaded by non-native plant species such as giant cane (*Arundo donax*) and tamarisk (*Tamarix* sp.). *(This measure will be implemented through measures LV 4.4-36 and LV 4.4-37 for the Landmark Village project.)* SP 4.6-12 Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing except as permitted as a long-term resource management activity will be removed from the River Corridor SMA pursuant to the Long-Term Management Plan set forth in Section 4.6 of the Specific Plan EIR. *(This measure will be implemented in accordance with the conditions of approval for the Landmark Village project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-13 To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Specific Plan Table 2.6-1). *(This measure will be implemented through measures LV 4.4-1 and LV 4.4-34 for the Landmark Village project.)* SP 4.6-14 Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" re-establishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values. *(This measure will be implemented through the CMIP of measure LV 4.4-1 for the Landmark Village project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-15 Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly endangered or threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species. *(This measure will be implemented through measures LV 4.4-36 and LV 4.4-37 for the Landmark Village project.)* SP 4.6-16 Mitigation banking activities for riparian habitats will be subject to state and federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.*(This measure is implemented through mitigation measure LV 4.4-1 and the development of a CMIP.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-17 Access to the River Corridor SMA for hiking and biking shall be limited to the river trail system (including the Regional River Trail and various Local Trails) as set forth in this Specific Plan. • The River trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. Where impacts to riparian habitat are unavoidable, disturbance shall be minimized and mitigated as outlined above under Mitigation Measures 4.6-1 through 4.6-8. • Access to the River Corridor SMA will be limited to daytime use of the designated trail system. • Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. • No hunting, fishing, or motor or off-trail bike riding shall be permitted. • The trail system shall be designed and constructed to minimize impacts on native habitats. *(This measure is implemented through the Los Angeles County Department of Parks and Recreation review of the project design during the Subdivision Committee review process and conditions of approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-18 Where development lies adjacent to the boundary of the River Corridor SMA a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of Open Area, natural or revegetated manufactured slopes, other planted areas, bank areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the River Corridor SMA and the development (disturbed) areas of the Specific Plan. The SMAs and the Open Area as well as the undisturbed portions of the development areas are shown in green. As indicated on the exhibits, on the south side of the River Corridor SMA is separated from development by the river bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the river where development areas adjoin the River Corridor SMA (excluding Travel Village).*(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-19 The following are the standards for design of transition areas: • In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge. • Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Specific Plan Table 2.6-2 of the Resource Management Plan [Recommended Plants for Transition Areas Adjacent to the River Corridor SMA]). • Roads and bridges that cross the River Corridor SMA shall have adequate barriers at their perimeters to discourage access to the River Corridor SMA adjacent to the structures. • Where bank stabilization is required to protect development areas, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-19 (continued) • A minimum 100-foot-wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100-foot-wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as flood control access; sewer, water, and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-20 The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA: • Grading perimeters shall be clearly marked and inspected by the project biologist prior to grading occurring within or immediately adjacent to the River Corridor SMA. • The project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources. *(This measure will be implemented through measures LV 4.4-8 through LV 4.4-26.)* SP 4.6-21 Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the River Corridor SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan.*(This measure was implemented with the approval of the Newhall Ranch Specific Plan. The Landmark Village project was designed in compliance with the development standards of the Special management Areas and the Significant Ecological Areas compatibility criteria)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-22 Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the Specific Plan within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revocable conservation and public access easement shall be offered to the County of Los Angeles pursuant to Mitigation Measure **4.6-23** below over the portion of the River Corridor SMA within that subdivision.*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)* SP 4.6-23 The River Corridor SMA Conservation and Public Access Easement shall be offered to the County of Los Angeles prior to the transfer of the River Corridor SMA ownership, or portion thereof to the management entity described in Mitigation Measure **4.6-26** below. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-24 The River Corridor SMA Conservation and Public Access Easement shall prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and shall restrict recreation use to the established trail system. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan and any related project approvals or certification of the Final EIR for Newhall Ranch. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)* SP 4.6-25 The River Corridor SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-26 Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement as specified in Mitigation Measure 4.6-23 above, the landowner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)* SP 4.6-26a Two types of habitat restoration may occur in the High Country SMA: 1) riparian revegetation activities principally in Salt Creek Canyon; and 2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures **4.6-1** through **4.6-11** and **4.6-13** through **4.6-16** above. • Mitigation requirements for oak tree replacement are set forth in Mitigation Measure **4.6-48** below. *(This measure is implemented through mitigation measure LV4.4-1 and the development of a CMIP.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-27 Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the Newhall Ranch Specific Plan.)* SP 4.6-28 Mitigation banking activities for riparian habitats will be subject to state and federal regulations and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. *(This measure is implemented through mitigation measure LV 4.4-1 and the development of a CMIP.)* SP 4.6-29 Not applicable. SP 4.6-30 Not applicable. SP 4.6-31 Not applicable. SP 4.6-32 Not applicable. SP 4.6-33 Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-34 Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the High Country SMA.*(This measure will be implemented through measures LV 4.4-8 through LV 4.4-26.)* SP 4.6-35 The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area. *(This measure will be implemented through measure LV 4.4-18.)* SP 4.6-36 Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the High Country SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3. *(This measure was implemented with the approval of the Newhall Ranch Specific Plan. The Landmark Village project was designed in compliance with the development standards of the Special management Areas and the Significant Ecological Areas compatibility criteria)* SP 4.6-37 The High Country SMA shall be offered for dedication in three approximately equal phases of approximately 1,400 acres each proceeding from north to south, as follows: 1. The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; 2. The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-37 (continued) 3. The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. 4. The Specific Plan applicant shall provide a quarterly report to the Departments of Public Works and Regional Planning which indicates the number of residential building permits issued in the Specific Plan area by subdivision map number.. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)* SP 4.6-38 Prior to dedication of the High Country SMA, a conservation and public access easement shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The High Country SMA Conservation and Public Access Easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies that may have been granted as part of mitigation or mitigation banking activities.*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-39 The High Country SMA conservation and public access easement shall prohibit grazing within the High Country, except for those grazing activities associated with the long-term resource management programs, and shall restrict recreation to the established trail system.*(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)* SP 4.6-40 The High Country SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies that may have been granted as part of mitigation or mitigation banking activities.. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)* SP 4.6-41 The High Country SMA shall be offered for dedication in fee to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members). The joint powers authority will have overall responsibility for recreation within and conservation of the High Country.. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-42 An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to $24 per single family detached dwelling unit per year and $15 per single family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the Specific Plan. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the joint powers authority for the purposes of recreation, maintenance, construction, conservation and related activities within the High Country Special Management Area. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-43 Suitable portions of Open Area may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking — Mitigation Measure 4.6-16. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)* SP 4.6-44 Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization. *(This measure is implemented through the Los Angeles County Department of Public Works review of the project design during the Subdivision Committee review process and conditions of approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-45 The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction. *(This measure is implemented through the Los Angeles County Department of Public Works review of the project design during the Subdivision Committee review process and conditions of approval.)* SP 4.6-46 While Open Area is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within Open Area. *(This measure is implemented through the Los Angeles County Subdivision Committee review process and conditions of approval.)* SP 4.6-47 At the time that final subdivision maps permitting construction are recorded, the Open Area within the map will be offered for dedication to the Center for Natural Lands Management. Community Parks within Open Area are intended to be public parks. Prior to the offer of dedication of Open Area to the Center for Natural Lands Management, all necessary conservation and public access easements, as well as easements for infrastructure shall be offered to the County. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-47a Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to state and federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48 below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. *(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan. No elderberry scrub would be impacted by the Landmark Village project)* SP 4.6-48 Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): • To mitigate the impacts to oak resources which may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-48 (continued) • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance. *(This measure will be implemented through Landmark Village mitigation measures LV 4.4-6, LV 4.4-7, and LV 4.4-53.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-49 To minimize the potential exposure of the development areas, Open Area, and the SMAs to fire hazards, the Specific Plan is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a wildfire fuel modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the County Fire Department. *(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)* SP 4.6-50 The wildfire fuel modification plan shall depict a fuel modification zone the size of which shall be consistent with the County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. *(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-51 In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in Specific Plan Table 2.6-5 of the Resource Management Plan. Fuel modification zones adjacent to SMAs and Open Areas containing habitat of high value such as oak woodland and savannas shall utilize a more restrictive plant list which shall be reviewed by the County Forester. *(This measure is implemented through the Los Angeles County Fire Department and Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)* SP 4.6-52 The wildfire fuel modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the County Fire Department requirements. *(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-53 If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or otherwise, that there may be rare, threatened or endangered, plant or animal species on the property to be subdivided, then, in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, current, updated site-specific surveys for all such animal or plant species shall be conducted in accordance with the consultation requirements set forth in Mitigation Measure 4.6-59 within those areas of the Specific Plan where such animal or plant species occur or are likely to occur. The site-specific surveys shall include the unarmored three-spine stickleback, the arroyo toad, the Southwestern pond turtle, the California red-legged frog, the southwestern willow flycatcher, the least Bell's vireo, the San Fernando Valley spineflower and any other rare, sensitive, threatened, or endangered plant or animal species occurring, or likely to occur, on the property to be subdivided. All site-specific surveys shall be conducted during appropriate seasons by qualified botanists or qualified wildlife biologists in a manner that will locate any rare, sensitive, threatened, or endangered animal or plant species that may be present. To the extent there are applicable protocols published by either the USFWS or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-53 (continued) All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the rare, threatened or endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with CEQA (*Guidelines* §15370); (i) references cited and persons contacted; and (j) other pertinent information, which is designed to disclose impacts and mitigate for such impacts." *(This measure is implemented through the Landmark Village mitigation measures LV 4.4-3, LV 4.4-5, LV 4.4-8, LV 4.4-9, LV 4.4-16, LV 4.4-17, LV 4.4-19, LV 4.4-20, LV 4.4-22, LV 4.4-23, LV 4.4-24, LV 4.4-25, LV 4.4-52, and LV 4.4-55.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-54 Prior to development within or disturbance to occupied Unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur. *(This measure was implemented through the Section 7 Consultation under the Federal Endangered Species and the issuance of the USFWS Biological Opinion during the processing of the 404 Permit by the USACE.)* SP 4.6-55 Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent federal and state agencies and the Specific Plan shall conform with the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats. *(This measure was implemented through the issuance to the applicant CDFG 2081 Incidental Take Permit and the issuance of the 404 Permit by the USACE, incorporating the USFWS Biological Opinion.)* SP 4.6-56 All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-57 Where bridge construction is proposed and water flow would be diverted, blocking nets and seines shall be used to control and remove fish from the area of activity. All fish captured during this operation would be stored in tubs and returned unharmed back to the river after construction activities were complete. *(This measure is implemented through the Landmark Village mitigation measures LV 4.4-10 through LV 4.4-14, and LV 4.4-54.)* SP 4.6-58 To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California RWQCB. *(This measure is implemented through the Landmark Village mitigation measures LV4.4-14 and the issuance of and compliance with the 401 Certificate by the Regional Water Quality Control Board.)* SP 4.6-59 Consultation shall occur with the County of Los Angeles (County) and California Department of Fish and Game (CDFG) at each of the following milestones: 1. Before Surveys. Prior to conducting sensitive plant or animal surveys at the Newhall Ranch subdivision map level, the applicant, or its designee, shall consult with the County and CDFG for purposes of establishing and/or confirming the appropriate survey methodology to be used. 2. After Surveys. After completion of sensitive plant or animal surveys at the subdivision map level, draft survey results shall be made available to the County and CDFG within sixty (60) calendar days after completion of the field survey work.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-59 (continued) 3. Subdivision Map Submittal. Within thirty (30) calendar days after the applicant, or its designee, submits its application to the County for processing of a subdivision map in the Mesas Village or Riverwood Village, a copy of the submittal shall be provided to CDFG. In addition, the applicant, or its designee, shall schedule a consultation meeting with the County and CDFG for purposes of obtaining comments and input on the proposed subdivision map submittal. The consultation meeting shall take place at least thirty (30) days prior to the submittal of the proposed subdivision map to the County. 4. Development/Disturbance and Further Mitigation. Prior to any development within, or disturbance to, habitat occupied by rare, threatened, or endangered plant or animal species, or to any portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the federal and state permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on endangered, rare, or threatened species and their habitat will likely require changes and	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-59 (continued) 4. (cont'd) revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit.)* SP 4.6-60 Not applicable. SP 4.6-61 Not applicable. SP 4.6-62 Not applicable. SP 4.6-63 Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of 1 acre replaced for each acre lost. *(This measure has been addressed by project-specific Mitigation Measure **LV 4.4-1**.)* SP 4.6-64 Not applicable. SP 4.6-65 Not applicable. SP 4.6-66 Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-67 Indirect impacts associated with the interface between the preserved spineflower populations and planned development within the Newhall Ranch Specific Plan shall be avoided or minimized by establishing open space connections with Open Area, River Corridor, or High Country land use designations. In addition, buffers (i.e., setbacks from developed, landscaped, or other use areas) shall be established around portions of the delineated preserve(s) not connected to Open Area, the River Corridor or the High Country land use designations. The open space connections and buffer configurations shall take into account local hydrology, soils, existing and proposed adjacent land uses, the presence of non-native invasive plant species, and seed dispersal vectors. Open space connections shall be configured such that the spineflower preserves are connected to Open Area, River Corridor, or High Country land use designations to the extent practicable. Open space connections shall be of adequate size and configuration to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). Open space connections for the spineflower preserve(s) shall be configured in consultation with the County and CDFG. Open space connections for the spineflower preserve(s) shall be established for the entire Specific Plan area in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-67 (continued) Village in which the San Martinez spineflower location occurs. For preserves and/or those portions of preserves not connected to Open Area, River Corridor, or High Country land use designations, buffers shall be established at variable distances of between 80 and 200 feet from the edge of development to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). The buffer size/configuration shall be guided by the analysis set forth in the "Review of Potential Edge Effects on the San Fernando Valley Spineflower," prepared by Conservation Biology Institute, January 19, 2000, and other sources of scientific information and analysis, which are available at the time the preserve(s) and buffers are established. Buffers for the spineflower preserve(s) shall be configured in consultation with the County and CDFG for the entire Specific Plan area. Buffers for the spineflower preserve(s) shall be established in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-67 (continued) Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process. No other development or disturbance of native habitat shall be allowed within the spineflower preserve(s) or buffer(s). The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas. The impacted areas shall be reseeded with a native seed mix to prevent erosion, reduce the potential for invasive non-native plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG. *(This measure is implemented by the Landmark Village mitigation measure LV 4.4-1 although the project would not impact a spineflower preserve area.)* SP 4.6-68 Not applicable. SP 4.6-69 Not applicable. SP 4.6-70 Not applicable. SP 4.6-71 Not applicable. SP 4.6-72 Not applicable. SP 4.6-73 Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	SP 4.6-74 Not applicable. SP 4.6-75 Not applicable. SP 4.6-76 Not applicable. SP 4.6-77 Not applicable. SP 4.6-78 Not applicable. SP 4.6-79 Not applicable. SP 4.6-80 Not applicable. LV 4.4-1. Mitigation Measures **SP 4.6-1** through **SP 4.6-16** specify requirements for riparian mitigation conducted in the High Country SMA/SEA 20, Salt Creek area, and Open Area. The applicant will prepare and implement a plan for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (**SP 4.6-1** through **SP 4.6-16**). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts. The CMIP demonstrates the feasibility of creating the required mitigation acreage to offset project impacts (see **LV 4.4-29**).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-1. (continued) Detailed wetlands mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the sub-notification letters for individual projects. Individual project submittals shall include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria by which to measure success of the mitigation sites (*e.g.*, percent cover and richness of native species, percent survivorship, establishment of self-sustaining native plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. Individual project detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (e.g., Hybrid Assessment of	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-1. (continued) Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under **LV 4.4-29** and **LV 4.4-37**. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any Southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of the CDFG and the Corps and approved prior to the impact to riparian resources. **LV 4.4-31** describes that the functions and values will be assessed for the riparian areas that will be removed, and **LV 4.4-29** and **LV 4.4-37** describe the replacement ratios for the habitats that will be impacted. LV 4.4-2. Approximately 156.5 acres of coastal scrub shall be preserved off-site within the High Country SMA, the Salt Creek area, or the River Corridor SMA within the Specific Plan area to offset impacts associated with Landmark Village.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-3. Focused surveys for the undescribed species of everlasting (a special-status plant species) shall be conducted by a qualified botanist prior to the commencement of grading/construction activities wherever suitable habitat (primarily river terraces) could be affected by direct, indirect, or secondary construction impacts. The surveys shall be conducted no more than one year prior to commencement of construction activities within suitable habitat, and the surveys shall be conducted at a time of year when the plants can be located and identified. Should the species be documented within the Project boundary, avoidance measures shall be implemented to minimize impacts to individual plants wherever feasible. These measures shall include minor adjustments to the boundaries/location of haul routes and other Project features. If, due to Project design constraints, avoidance of all plants is not possible, then further measures, described in **LV 4.4-4,** shall be implemented to salvage seeds and/or transplant individual plants. All seed collection and/or transplantation methods, as well as the location of the receptor site for seeds/plants (assumed to be within preserved open space areas of Newhall Ranch along the Santa Clara River), shall be coordinated with CDFG prior to impacting known occurrences of the undescribed everlasting.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-4. For any individual project, or any phase of an individual project, to be located where undescribed everlasting plants may occur, the applicant shall prepare and implement an Undescribed Everlasting Mitigation and Monitoring Plan prior to the issuance of grading permits. The Plan shall provide for replacement of individual plants to be removed at a minimum 1:1 ratio, within suitable habitat at a site where no future construction-related disturbance will occur. The plan shall specify the following: (1) the location of the mitigation site in protected/preserved areas within the Specific Plan site; (2) methods for harvesting seeds or salvaging and transplantation of individual plants to be impacted; (3) measures for propagating plants (from seed or cuttings) or transferring living specimens from the salvage site to the introduction site; (4) site preparation procedures for the mitigation site; (5) a schedule and action plan to maintain and monitor the mitigation area; (6) the list of criteria and performance standards by which to measure the success of the mitigation site (below); (7) measures to exclude unauthorized entry into the mitigation areas; and (8) contingency measures such as erosion control, replanting, or weeding to implement in the event that mitigation efforts are not successful.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-4. (continued) The performance standards for the Undescribed Everlasting Mitigation and Monitoring Plan shall be the following: a. Within four years after reintroducing the undescribed everlasting to the mitigation site, the extent of occupied acreage and the number of established, reproductive plants will be no smaller than at the site lost for project construction. b. Non-native species cover will be no more than 5 percent absolute cover through the term of the restoration. c. Giant reed (*Arundo donax*), tamarisk (*Tamarix ramosissima*), perennial pepperweed (*Lepidium latifolium*), tree of heaven (*Ailanthus altissimus*), pampas grass (*Cortaderia selloana*), and any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC list of noxious weeds (Cal-IPC 2006, 2007) will not be present on the revegetation site as of the date of completion approval.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-5. The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007I) shall be revised and submitted to CDFG and the County for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open space (*i.e.*, the Salt Creek area or High Country SMA/SEA 20, spineflower preserves, or River Corridor SMA/SEA 23) without conflicting with other resource management objectives. Habitat replacement/enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted). The revised plan will describe habitat improvement/restoration measures to be completed prior to introducing slender mariposa lily. Habitat improvement/restoration will be based on native occupied slender mariposa lily habitat. The revised plan will specify: (1) the location of mitigation sites (may be selected from among 559 acres of suitable mitigation land in the High Country SMA/SEA 20 and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007A); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-5. (continued) decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (*e.g.*, mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, *etc.*), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement /restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50 percent of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-5. (continued) The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 ft. elevational difference from the mitigation site, unless otherwise approved by CDFG and the County. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection guidelines (*i.e.*, MOU for rare plant seed collection). Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and the County and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-6. The Oak Resource Replacement Plan to be prepared (as described in **SP 4.6-48**) shall include measures to create, enhance, and/or restore 7.82 acres of coast live oak woodland within the High Country SMA/SEA 20. The plan shall be subject to the requirements outlined in **SP 4.6-48**. The applicant shall prepare an Oak Resource Management Plan that incorporates the findings of the Draft Newhall Ranch Mitigation Feasibility Report (Dudek 2007A) and areas identified (in the technical report) as being suitable for oak woodland enhancement and creation shall be used as mitigation. Other mitigation sites may be used upon approval by the County. The plan shall be reviewed by the County Forester. The plan shall include the following: (1) site selection and preparation; (2) selection of proper species, including sizes and planting densities; (3) protection from herbivores; (4) site maintenance; (5) success criteria; (6) remedial actions; and (7) a monitoring program.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-7. All oaks that will not be removed, that are regulated under the County of Los Angeles Oak Tree Ordinance (CLAOTO) with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or half again as large as the distance from the trunk to the drip line, whichever distance is greater). No parking or storage of equipment, solvents or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the project arborist or qualified biologist confirms the health of preserved trees. LV 4.4-8. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities that result in any disturbance to the banks or wetted channel, aquatic habitats within construction sites and access roads, as well as all aquatic habitats within 300 feet of construction sites and access roads, shall be surveyed by a qualified biologist for the presence of the unarmored threespine stickleback, arroyo chub, and Santa Ana sucker. The Corps and CDFG shall be notified at least 14 days prior to the survey and shall have the option of attending. The biologist shall file a written report of the survey with both agencies within 14 days of the survey and no later than 10 days prior to any construction work in the riverbed.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-8. (continued) If there is evidence that fish spawn has occurred in the survey area, then surveys shall cease unless otherwise authorized by USFWS. If surveys determine that gravid fish are present, that spawning has recently occurred, or that juvenile fish are present in the proposed construction areas, all activities within aquatic habitat will be suspended. Construction within aquatic habitats shall only occur when it is determined that juvenile fish are not present within the Project area. LV 4.4-9. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 500 feet of construction sites and access roads shall be surveyed at the appropriate season for southwestern pond turtle. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and June 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. The applicant shall develop a Plan to address the relocation of southwestern pond turtle. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for this species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-9. (continued) relocating individuals; and provide for the documentation/recordation of the numbers of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities within potentially occupied habitat. If southwestern pond turtles are detected in or adjacent to the Project, nesting surveys shall be conducted. Focused surveys for evidence of southwestern pond turtle nesting shall be conducted in, or adjacent to, the Project when suitable nesting habitat exists within 1,300 feet of occupied habitat in an area where Project-related ground disturbance will occur (*e.g.*, development, ground disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-9. (continued) If a southwestern pond turtle nesting area would be adversely impacted by construction activities, the applicant shall avoid the nesting area. If avoidance of the nesting area is determined to be infeasible, the authorized biologist shall coordinate with CDFG to identify if it is possible to relocate the pond turtles. Eggs or hatchlings shall not be moved without written authorization from CDFG. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of southwestern pond turtle. Clearance surveys for pond turtles shall be conducted within 500 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologist will be provided to CDFG for approval prior to conducting the surveys. LV 4.4-10. Temporary bridges, culvert crossings, or other feasible methods of providing access across the river shall be constructed outside of the winter season and not during periods when spawning is occurring. Prior to the construction of any temporary or permanent crossing of the Santa Clara River, the applicant shall develop a Stream Crossing and Diversion Plan. The plan shall include the following elements: the timing and methods for pre-construction aquatic species surveys; a detailed description of the diversion methods (*e.g.*, berms shall be constructed of on-site alluvium materials of low	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-10. (continued) silt content, inflatable dams, sand bags, or other approved materials); special-status species relocation; fish exclusion techniques, including the use of block netting and fish relocation; methods to maintain fish passage during construction; channel habitat enhancement, including the placement of vegetation, rocks, and boulders to produce riffle habitat; fish stranding surveys; and the techniques for the removal of crossings prior to winter storm flows. The plan shall be submitted to the USFWS and CDFG for approval at least 30 days prior to implementation. If adult special-status fishes are present and spawning has not occurred, they shall be relocated prior to the diversion or crossing. Block nets of 0.125-inch woven mesh will be set upstream and downstream. On days with possible high temperature or low humidity (temperatures in excess of 80° F), work will be done in the early morning hours, as soon as sufficient light is available, to avoid exposing fishes to high temperatures and/or low humidity. If high temperatures are present, the fishes will be herded to downstream areas past the block net. Once the fishes have been excluded by herding, a USFWS staff member or his or her agents shall inspect the site for remaining or stranded fish. A USFWS staff member or his or her agents shall relocate the fish to suitable habitat outside the Project area (including those areas potentially subject to high turbidity). During the diversion /relocation of fishes, the USFWS or his or her agents shall be present at all times.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-11. a. Stream diversion bypass channels: Stream diversion bypass channels will be constructed when the active wetted channel is within the work zone. Diversion bypass channels will be built in consultation with CDFG/USFWS. Equipment shall not be operated in areas of ponded or flowing water unless authorized by CDFG/USFWS. The diversion channel shall be of a width and depth comparable to the natural river channel. In all cases where flowing water is diverted from a segment of the stream channel, the bypass channel will be constructed prior to the diversion of the active stream. The bypass channel will be constructed prior to diverting the stream, beginning in the downstream area and continuing in an upstream direction. Where feasible and in consultation with CDFG/USFWS, the configuration of the diversion channel will be curved (sinuous) with multiple sets of obstructions (*i.e.*, boulders, large logs, or other CDFG/USFWS-approved materials) placed in the channel at the point of each curve (*i.e.*, on alternating sides of the channel). If emergent aquatic vegetation is present in the original channel, the applicant will transplant suitable vegetation into the diversion channel and on the banks prior to or at the time of the water diversion. A qualified restoration	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-11. (continued) ecologist will supervise the construction of the diversion channels on site. The integrity of the channel and diversion shall be maintained throughout the intended diversion period. Channel bank or barrier construction shall be adequate to prevent seepage into or from the work area. Construction of diversion channels shall not occur if surveys determine that gravid fish are present, spawning has recently occurred, or juvenile fish are present in the proposed construction areas. At the conclusion of the diversion, either at the commencement of the winter season, or the completion of construction, the applicant will coordinate with CDFG/USFWS to determine if the diversion should be left in place or the stream returned to the original channel. If CDFG/USFWS determine the stream should be diverted to the original channel, the original channel will be modified prior to re-diversion (*i.e.*, while dry) to construct curves (sinuosity) into that channel, including the placement of obstructions (*i.e.*, boulders, large logs, or other CDFG/USFWS-approved materials). The original channel will be replanted with emergent vegetation as the diversion channel was planted. If the diversion channel is abandoned, the boulders will remain in place.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-11. (continued) b. Dewatering: Construction dewatering in close proximity to stream flow shall implement the following: – Assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down). – Assess surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down and therefore fish stranding issues. – Assess surface water elevations downstream of the discharge locations (if discharge is proposed to the flowing stream) to assess any flow regimes and overbank areas that may be susceptible to flooding and therefore fish stranding at the cessation of discharge. Discharge locations shall also be assessed for potential channel bed erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. – The information above shall be summarized and provided in a plan approved by CDFG and Corps.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-11. (continued) Fish shall be excluded from any artificial flowing channels from dewatering discharge. Methods to ensure separation may include, but are not limited to: block netting at the confluence; creation of a physical drop greater than four inches at the confluence; or maintaining a velocity range unsuitable for fish passage, such as a berm at the confluence with small diameter pipes for discharge. LV 4.4-12 Slow-moving water habitats shall be constructed upstream and downstream of any river crossing or bridge construction area to provide refuge for special-status fishes during construction. Where feasible and in consultation with CDFG and USFWS, the applicant shall enhance slow-moving water habitats for each linear foot disturbed by hand-excavating shallow side channels and placing multiple sets of obstructions (*e.g.*, boulders, large logs, or other CDFG- and USFWS-approved materials) in the channel. LV 4.4-13 Installation of bridges, culverts or other structures shall not impair movement of fish and aquatic life. Bottoms of temporary culverts shall be placed at or below channel grade. Bottoms of permanent culverts shall be placed below channel grade. Culvert crossings shall include provisions for a low flow channel where velocities are less than two feet per second to allow fish passage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-14 Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur. LV 4.4-15. Temporary impacts from construction activities in the riverbed shall be restricted to the following areas of disturbance: (1) an 85-foot-wide zone that extends into the river from the base of the rip-rap or gunite bank protection where it intercepts the river bottom; (2) 100 feet on either side of the outer edge of a new bridge or bridge to be modified; (3) a 60-foot-wide corridor for utility lines; (4) 20-foot-wide temporary access ramps; and (5) 60-foot roadway width temporary construction haul routes. The locations of these temporary construction sites and the routes of all access roads shall be shown on maps submitted with the sub-notification letter submitted to the Corps and CDFG for individual project approval. Any variation from these limits shall be submitted, with a justification for a variation for Corps and CDFG approval. The construction plans should indicate what type of vegetation, if any, would be temporarily disturbed or removed and the post-construction activities to facilitate revegetation of the temporarily impacted areas. The boundaries of the construction site and any temporary access roads within the riverbed shall be marked in the field with stakes and flagging. No construction activities, vehicular access, equipment storage, stockpiling, or significant human intrusion shall occur outside the work area and access roads.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-16. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 300 feet of construction sites and access roads shall be surveyed at the appropriate season for two-striped garter snake and south coast garter snake. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and September 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. If located, the species will be relocated to suitable pre-approved locations identified in the two-striped garter snake and/or south coast garter snake Relocation Plan. The applicant shall develop a Plan to address the relocation of two-striped garter snake and south coast garter snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species, identify the locations where more intensive efforts should be conducted, identify the habitat and conditions in the proposed relocation site(s), identify the methods that would be utilized for trapping and relocating the individual species, and provide for the documentation/recordation of the species and number of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities, within potentially occupied habitat.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-16. (continued) The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of two-striped garter snake and/or south coast garter snake. Clearance surveys for garter snakes shall be conducted within 200 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologists will be provided to CDFG for approval prior to conducting the surveys. LV 4.4-17. Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant shall implement measures required by the USFWS Biological Opinion that either supplement or supercede these measures. If present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG. 1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-17. (continued) 1. (continued activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad. 2. Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: a. A detailed description of the arroyo toad, including color photographs; b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the proposed Project; and d. A point of contact if arroyo toads are observed.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-17. (continued) 3. All trash that may attract predators of the arroyo toad will be removed from work sites or completely secured at the end of each work day. 4. Prior to the onset of any construction activities, the applicant shall meet on site with staff from the USFWS and the authorized biologist. The applicant shall provide information on the general location of construction activities within habitat of the arroyo toad and the actions taken to reduce impacts to this species. Because arroyo toads may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologists will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on arroyo toads. The goal of this effort is to reduce the level of mortality of arroyo toads during construction. The parties realize that complete elimination of all mortality is likely not possible because some arroyo toads may occur anywhere within suitable habitat during any given season; the detection of every individual over large areas is impossible because of the small size, fossorial habits, and cryptic coloration of the arroyo toad.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-17. (continued) 5. Where construction can occur in habitat where arroyo toads are widely distributed, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any arroyo toads from within the fenced area to suitable habitat outside of the fence. If arroyo toads are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude arroyo toads will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-17. (continued) 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of arroyo toads may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly. 10. If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads. 11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-17. (continued) 12. Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-17. (continued) 16. Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to reduce potential mortality to this species. Prior to any construction activities in the Project area, silt fence shall be installed completely around the proposed work area and a qualified biologist should conduct a preconstruction/clearance survey of the work area for arroyo toads. Any toads found in the work area should be relocated to suitable habitat. The silt fence shall be maintained for the duration of the work activity. 17. The applicant shall restrict work to daylight hours, except during an emergency, in order to avoid nighttime activities when arroyo toads may be present on the access road. Traffic speed should be maintained at 15 mph or less in the work area.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-18. Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be retained on site and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with emvironmental/permit regulations and mitigation measures. The qualified biologist shall perform the following: 1. Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. 2. A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-18. (continued) 3. Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); 4. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (*e.g.*, limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance; 5. Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; 6. Review/designate the construction area in the field with the contractor in accordance with the final grading plan; 7. Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected);	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-18. (continued) 8. Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; 9. Be present during initial vegetation clearing and grading; and 10. Submit to the CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources. LV 4.4-19. Prior to the ground disturbance in aquatic areas, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (*e.g.*, the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-19. (continued) 1. (continued) designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (*e.g.*, fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat. 2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-19. (continued) 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site. LV 4.4-20 Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-20. (continued) The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting these species qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake in order to avoid or minimize take of these special-status species. The plan shall require a minimum of three surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-20. (continued) Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. LV 4.4-21. Within 30 days of ground disturbance activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. The surveys shall continue on a weekly basis with the last survey being conducted no more than 7 days prior to initiation of disturbance work. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than 7 days will have elapsed between the survey and ground disturbing activities.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-21. (continued) If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA/SEA 23, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report. For listed riparian songbirds (least Bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo) USFWS protocol surveys shall be conducted. If active nests are found, clearing and construction within 300 feet of the nest shall be postponed or halted, at the discretion of the biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-21. (continued) nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dB(A) hourly L_{eq} at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician. If the noise meets or exceeds the 60 dB(A) L_{eq} threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dB(A) L_{eq} hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-21. (continued) For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include "coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats." A permitted biologist shall perform these surveys according to the USFWS' (1997a) Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-22 Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95). Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently. Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-23 Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-23 (continued) If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) the nest sticks shall be removed from the Project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-24 Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more that four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-25 No earlier than 30 days prior to the commencement of construction activities, a preconstruction survey shall be conducted by a qualified biologist to determine if active roosts of special-status bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified (the breeding season of native bat species in California generally occurs from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, at the discretion of the biological monitor, until the roost is vacated and juveniles have fledged, as determined . Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (*i.e.*, a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (*i.e.*, not removed) by the Project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-25 (continued) If a maternity roost will be impacted by the Project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. Large concrete walls (*e.g.*, on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone. If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (*e.g.*, installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-25 (continued) judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (*i.e.,* there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If an active maternity roost is located on the Project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (*i.e.*, prior to March 1) or after young are flying (*i.e.*, after July 31) using the exclusion techniques described above. LV 4.4-26 Any special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per **LV 4.4-25**, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-27 The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (*e.g.*, stickleback, arroyo toad, nesting birds) during removal activities (*i.e.*, timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. Monitoring will be conducted within sentinel locations along the River Corridor SMA/SEA 23 and where the Project provides potential habitat for these species (*e.g.*, future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-28 In order to reduce impacts to biological resources from grading and construction activities, all related activities will be conducted to facilitate the escape of animals to natural areas. Construction and grading activities will begin in disturbed areas in order to avoid stranding animals in isolated patches of vegetation. Trenches will be covered at night to prevent animals from falling into and being trapped in trenches. LV 4.4-29 The permanent removal of CDFG jurisdictional riparian habitats in the river and tributaries shall be replaced by creating riparian habitats of similar functions and values (see **LV 4.4-31** on the Project site, or as allowed under **LV 4.4-37**. Riparian habitat meeting success criteria (see **LV 4.4-34**) two years in advance of the removal or riparian habitat cannot meet the success criteria two years in advance of the project, the ratios listed below in **Table 4.4-12** will apply.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation

4.4 BIOTA (continued)

Table 4.4-12
CDFG Jurisdictional Permanent Impacts Mitigation Ratios

Ratios Listed by Vegetation Types & Quality				
Vegetation Community	Veg Code / ID	HIGH Reach Value* (Mit. Ratio)	MEDIUM Reach Value** (Mit. Ratio)	LOW Reach Value*** (Mit. Ratio)
Southern Cottonwood–Willow Riparian Forrest	SCWRF	4:1	3:1	2:1
Southern Willow Scrub	SWS	3:1	2.5:1	2:1
Oak Woodland (Coast Live, Valley)	CLOW / VOW	3:1	2.5:1	2:1
Big Sagebrush Scrub	BSS	2.5:1	2:1	1.5:1
Mexican Elderberry Scrub	MES	2.5:1	2:1	1.5:1
Cismontane Alkaline Marsh	CAM	2.5:1	2:1	1.5:1
Coastal and Valley Fresh Water Marsh	CFWM	2:1	1.5:1	1:1
Mulefat Scrub	MFS	2:1	1.5:1	1.25:1
Arrowweed Scrub	AWS	2:1	1.5:1	1:1
California Sagebrush scrub, and CSB-dominated habitats	CSB, CSB-A, -BS, -CB, -CHP, and -PS	2:1	1.5:1	1:1
Herbaceous Wetland	HW	1.5:1	1.25:1	1:1
River Wash, emergent veg.	RW	1.5:1	1.25:1	1:1
Chaparral, Chamise Chaparral	CHP, CC	1.5:1	1.25:1	1:1
Coyote Brush Scrub	CYS	1.5:1	1.25:1	1:1
Eriodictyon Scrub	EDS	1.5:1	1.25:1	1:1
California Grass Lands	CGL	1:1	1:1	1:1
Agricultural / Disturbed / Developed	AGR / DL / DEV	1:1	1:1	1:1

Notes:

* *HIGH reach value indicates a portion of the Santa Clara River or main tributary that scored above 0.79 Total Score utilizing the HARC methodology described in* ***Section 4.2****, Geomorphology and Riparian Resources, of the Draft EIS/EIR.*

** *MEDIUM reach value indicates a portion of the Santa Clara River or main tributary that scored between 0.4 and 0.79 Total Score utilizing the HARC methodology described in* ***Section 4.2.***

*** *LOW reach value indicates a portion of the Santa Clara River or main tributary that scored below 0.4 Total Score utilizing the HARC methodology described in* ***Section 4.2.***

Ratios for Permanent Impacts *to all classifications: Mitigation initiated two years prior to disturbance: 1:1 ratio; mitigation initiated less than two years after disturbance shall follow ratios in table above; mitigation initiated two to five years after disturbance shall add 0.5 to each value in the table above; and over five years, 1.0 is added to each value in the table above. (For example, initiation of mitigation of mulefat scrub three years after disturbance for a high habitat impact would be a ratio of 2.5:1, instead of 2:1 if initiated within two years of disturbance or 3:1 if initiated more than five years after disturbance.)*

Ratios for Temporary Impacts *to all classifications: Disturbance period less than two years, 1:1; two to five years, 1.5:1; over five years, 2:1, except for removal of southern cottonwood and oak woodlands, which shall be mitigated at 2:1 for High, 1.5:1 for Medium, and 1:1 for Low for all periods (except for pre-mitigated, which is 1:1).*

Exotic/Invasive Species Removal, followed by restoration/revegetation, may be used to offset impacts above. Mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. This means, for example, if a 10-acre area is occupied by 10% exotic species, restoration will be credited for 1 acre of impact. As appropriate and authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-30 Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to the watercourses or in areas where bank stabilization would occur. The highest-priority vegetation community restoration sites are to be new riverbed and tributary areas created, or disturbed sites impacted, during the excavation of uplands for bank protection/stabilization activities. Restoration sites may also occur at locations outside the riverbed where there are appropriate hydrologic conditions to create a self-sustaining riparian vegetation community and where upland and riparian vegetation community values are absent or very low. All sites shall contain suitable hydrological conditions and surrounding land uses to ensure a self-sustaining functioning riparian vegetation community. Candidate restoration sites shall be described in the annual mitigation status report (**LV 4.4-41**). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the sub-notification letters submitted for individual projects. Status of the sites will be addressed as part of the annual mitigation status report and mitigation accounting form agency review. Each revegetation plan will include acreages, maps and site specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. LV 4.4-31 Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-31 (continued those of the affected vegetation communities (see Table 4.4-13 for example of recommended plant species for the River Corridor SMA/SEA 23 and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria.	

Table 4.4-13
Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA/SEA 23 and Tributaries

Trees	
red willow	*Salix laevigata*
arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
black cottonwood	*Populus balsamifera* ssp. *trichocarpa*
western sycamore	*Platanus racemosa*
Shrubs	
mulefat	*Baccharis salicifolia*
sandbar willow	*Salix exigua*
arrow weed	*Pluchea sericea*
Herbs	
mugwort	*Artemisia douglasiana*
western ragweed	*Ambrosia psilostachya*
cattail	*Typha latifolia*
bulrush	*Scirpus americanus*
prairie bulrush	*Scirpus maritimus*

Note: This is a recommended list. Other species may be found suitable based on site conditions and state and federal permits.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-32 Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the sub-notification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form. LV 4.4-33 If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought), the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria as provided for **LV 4.4-34**. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies to develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River corridor or tributaries.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-34 The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a sub-notification letter, the applicant may request modification of success criteria on a project by project basis. Acceptance of such request will be at the discretion of CDFG and the Corps. 1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion. 2. The percent cover and species richness of native vegetation shall be evaluated based on local reference sites established by CDFG and the Corps for the plant communities in the impacted areas. 3. Native shrubs and trees shall have at least 80 percent survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment. 4. Non-native species cover will be no more than 5 percent absolute cover through the term of the restoration. 5. Giant reed (*Arundo donax*), tamarisk (*Tamarix ramosissima*), perennial pepperweed (*Lepidium latifolium*), tree of heaven (*Ailanthus altissimus*), pampas grass (*Cortaderia selloana)* and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-34 (continued) Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in jurisdictional waters of the United States. If the compensatory mitigation site cannot meet or exceed the baseline functional score of the impact area in jurisdictional waters of the United States, additional mitigation area would be required to compensate for the functional loss. LV 4.4-35 Temporary irrigation shall be installed as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants. LV 4.4-36 As an alternative to the creation/restoration of vegetation communities to compensate for permanent removal of riparian vegetation communities, in the Santa Clara River, the applicant may control invasive exotic plant species within the Upper Santa Clara River Sub-Watershed for a portion of the Santa Clara River mitigation required under LV 4.4-29. The applicant may perform this work or contribute "in-lieu fees" to the Upper Santa Clara River Arundo/Tamarisk Removal Program to perform this work, if available. The weed control sites shall be selected in a coordinated, logical manner to ensure that giant reed and other invasive weeds are controlled to improve and expand wildlife and endangered species habitat; reduce flooding, erosion, and fire	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-36 (continued) hazards; improve water quality; and potentially increase stream flow/water quantity in the project watercourses. Removal areas shall be kept free of exotic plant species for 5 years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented. LV 4.4-37 The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval pursuant to a sub-notification letter. Exotic plant species control will be credited for 1 acre of mitigation. LV 4.4-38 All native riparian trees with a 3-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using 1- or 5-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The growth and survival of the replacement trees shall meet the performance standards specified in **LV 4.4-34**. In addition, the growth and survival of the planted trees shall be monitored until they meet the self-sustaining success criteria in accordance with the methods and reporting procedures specified in **LV 4.4-34, LV 4.4-40,** and **LV 4.4-41.**	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-39 Vegetation communities temporarily impacted by the proposed project shall be revegetated as described in LV 4.4-29. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored within the project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top 6- to 12-inch deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the project biologist to be inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will help ensure the success of temporary mitigation areas. The applicant shall restore the temporary construction area per the success criteria and ratios described in **LV 4.4-1, LV 4.4-29**, and **LV 4.4-34**. Annual monitoring reports on the status of the recovery or temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (**LV 4.4-40** and **LV 4.4-41**).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-40 To provide an accurate and reliable accounting system for mitigation, the applicant shall file a mitigation accounting form annually with the Corps and CDFG by April 1. LV 4.4-41 An annual mitigation status report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in **LV 4.4-34**. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites or proposed "in-lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation accounting form (see **LV 4.4-40**), which outlines accounting information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current functional capacity of the compensatory mitigation site using the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-42 Prior to the construction of adjacent developments, signs will be placed along the roads indicating potential wildlife crossings where mountain lions and mule deer are known to cross in consultation with CDFG. LV 4.4-43 Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (*i.e.*, a six-foot-high chain link fence with green fabric up to a height of 5 feet) shall be installed to protect special-status species locations.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-44 Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 100 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA/SEA 23, High Country SMA/SEA 20, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 200 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 100 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC website (http://www.cal-ipc.org/ip/inventory/index.php). Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (*i.e.*, until plants become established). LV 4.4-45 Waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas and parks throughout the Landmark Village site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-46 An Integrated Pest Management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. Preparation of the covenants, conditions, and restrictions (CC&Rs) for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site. LV 4.4-47 The Natural Lands Management Organization (NLMO) shall fund or otherwise coordinate the regular removal of trash and debris from riparian habitats on or adjacent to the project site. The removal of trash shall be conducted in a manner as to not disturb sensitive habitats. LV 4.4-48 Each tract map Home Owners' Association shall supply educational information to future residents regarding pets, wildlife, and open space areas. The material shall discuss the presence of native animals (e.g., coyote, bobcat, mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch JPA managing the River Corridor SMA/SEA 23, High Country SMA/SEA 20, or Salt Creek area or by the HOAs managing the Open Areas. Feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals or the Los Angeles County Department of Animal Control.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-49 Permanent fencing shall be installed along all River Corridor SMA/SEA 23 trails adjacent to the Santa Clara River, or other sensitive resources, in order to minimize impacts associated with increased human presence on protected vegetation communities and special-status plant and wildlife species. The fencing will be split rail to avoid inhibiting wildlife movement. Viewing platforms will be located in land covers currently mapped as agriculture, disturbed land, or developed land. LV 4.4-50 A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-51 Following the completion and occupancy of a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur for a 5-year period.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-52 Thirty days prior to construction activities, a qualified biologist shall conduct a preconstruction survey for ringtail. The survey area shall include suitable riparian and woodland habitat (southern coast live oak riparian forest, southern cottonwood–willow riparian forest, southern willow scrub, coast live oak woodland, valley oak woodland, and mixed oak woodland) within the construction disturbance zone and a 300-foot buffer around the construction site. Should the ringtail be observed in the breeding and rearing period of February 1 through August 31, no construction-related activities shall occur within 300 feet of the occupied area for the period of February 1 through August 31 or until the ringtail has been determined by a qualified biologist (in consultation with CDFG) to no longer occupy areas within 300 feet of the construction zone and/or that construction activities would not adversely affect the successful rearing of young. If the ringtail is observed within the construction disturbance zone or in the 300-foot buffer around the construction site in the nonbreeding/rearing period of September 1 through January 31, and avoidance is not possible, denning ringtail shall be safely evicted under the direction of a qualified biologist (as determined by a Memorandum of Understanding with CDFG). All activities that involve the ringtail shall be documented and reported to CDFG.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-53 Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base. LV 4.4-54 During any stream diversion or culvert installation activity, a qualified biologist(s) shall be present and shall patrol the areas within, upstream, and downstream of the work area. The biologists shall inspect the diversion and inspect for stranded fish or other aquatic organisms. Under no circumstances shall the unarmored threespine stickleback be collected or relocated, unless USFWS personnel or their agents implement this measure. Any event involving stranded fish shall be recorded and reported to CDFG and USFWS within 24 hours. LV 4.4-55 Conduct focused surveys for California red-legged frogs. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for California red-legged frogs. The applicant shall contract with a qualified biologist to conduct focused surveys for California red-legged frogs. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-55 (continued) the USFWS to CDFG and Corps. If present, the applicant shall implement measures required by the USFWS Biological Opinion for California red-legged frog that either supplement or supercede these measures. If present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG. 1. The applicant shall retain a qualified biologist with demonstrated expertise with California red-legged frogs to monitor all construction activities in potential red-legged frog habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of California red-legged frogs. 2. Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: a. A detailed description of the California red-legged frogs, including color photographs;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-55 (continued) b. The protection the California red-legged frog receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the California red-legged frogs and other species during construction activities associated with the proposed Project; and d. A point of contact if California red-legged frogs are observed. 3. All trash that may attract predators of the California red-legged frogs will be removed from work sites or completely secured at the end of each work day. 4. Prior to the onset of any construction activities, the applicant shall meet on site with staff from the USFWS and the authorized biologist. The applicant shall provide information on the general location of construction activities within habitat of the California red-legged frogs and the actions taken to reduce impacts to this species. Because California red-legged frogs may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologist will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on California red-legged frogs. The goal of this effort is to reduce the level of mortality of California red-legged frogs during construction.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-55 (continued) 5. Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude California red-legged frogs will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-55 (continued) 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of California red-legged frogs may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly. 10. If California red-legged frogs are found within an area that has been fenced to exclude California red-legged frogs, activities will cease until the authorized biologist moves the California red-legged frog(s). 11. If California red-legged frogs are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the California red-legged frogs. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 BIOTA (continued)		
	LV 4.4-55 (continued) 12. Any California red-legged frogs found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, access to deep perennial pools, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas, if possible, designated for this purpose. All staging areas will be fenced. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 FLOODPLAIN MODIFICATIONS		
The hydraulic impacts on sensitive aquatic/riparian resources in the Santa Clara River corridor due to floodplain modifications associated with construction and operation of the proposed Landmark Village project site would be localized, and not cause significant hydrological impacts adjacent to or downstream from the Landmark Village site. On that basis, and given the limited amount of riparian habitat permanently altered by Landmark Village site development, project construction and operation would not significantly impact the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), arroyo toad (*Bufo californicus*), California red-legged frog (*Rana aurora draytonii*), southwestern pond turtle (*Clemmys marmorata pallida*), or two-striped garter snake (Thamnophis hammondii). "Floodplain modifications" associated with the proposed project include the Long Canyon Road Bridge crossing over the river, bank stabilization along portions of the banks of the river, and importing soils from off-site grading areas to remove mostly agricultural land and non-native grasslands by raising these land areas from the floodplain to allow for development and placement of bank protection. Three distinct habitat types are found in the river corridor including: (1) aquatic habitats, consisting of flowing or ponded water; (2) wetland habitats, consisting of emergent herbs rooted in ponded water or saturated soils along the margins of the flowing water; and (3) riparian habitat, consisting of woody vegetation along the margins of the active channel and on the floodplain. Wildlife species associated with these habitats include: (1) the endangered unarmored threespine stickleback (known to be present adjacent to Landmark Village project site); least Bell's vireo (*Vireo bellii pusillus*) (known to occur within Specific Plan), southwestern arroyo toad (known to occur upstream of the Landmark Village project site), southwestern willow flycatcher (*Empidonax traillii extimus*) (not known to be present on Landmark Village project site), and California red-legged frog (not known to be present on	Please refer to **Section 4.2, Hydrology,** and **Section 4.4, Biota,** of this summary table for a listing of Program EIR mitigation measures pertaining to flood control. No additional mitigation beyond that contained in **Section 4.2, Hydrology,** and **Section 4.4, Biota,** is required because no significant impacts to biological resources are anticipated due to the bank stabilization, bridge, or changes in the floodplain due to project modifications.	With implementation of the identified mitigation measures, the proposed project's floodplain modification impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 FLOODPLAIN MODIFICATIONS (continued)		
Landmark Village project site); and (2) other sensitive, but not endangered, species such as the arroyo chub (*Gila orcutti*), Santa Ana sucker (*Catastomus santaanae*), two-striped garter snake, western spadefoot toad (*spea hammondii*), and southwestern pond turtle (with the exception of the spadefoot toad, all are known to occur within the Specific Plan). The focus of this analysis is on five sensitive species: unarmored threespine stickleback, arroyo toad, California red-legged frog, southwestern pond turtle, and two-striped garter snake.		
4.6 VISUAL QUALITIES		
The Landmark Village project would significantly alter the visual characteristics of the Santa Clara River/SR-126 corridor. Views in Chiquito Canyon would also be significantly altered due to project implementation. While the Landmark Village project, for the most part, is not replacing prominent visual features, such as river vegetation or river bluffs, the images of residential development, roadways, bridges and other human activity would be a significant change from the existing site characteristics. Such development would also introduce sources of outdoor illumination that do not presently exist. Outdoor lighting, such as streetlights and traffic signals, are essential safety features in development projects that involve new streets and intersections, and cannot be eliminated if the proposed project is implemented. Chapters 3 and 4 of the Specific Plan contain Development Regulations and Design Guidelines, respectively, that apply to the Landmark Village project. These regulations and guidelines address grading, lighting, fencing, landscaping, signage, architecture, and site planning for subsequent subdivisions within the Newhall Ranch Specific Plan. Despite such features, the identified significant visual impacts would still result from the change in the visual character of the site from rural to urban. Consequently, such significant visual impacts would remain significant and unavoidable, as found in the Newhall Ranch Specific Plan Program EIR.	SP 4.7-1 In conjunction with the development review process set forth in Chapter 5 of the Specific Plan, all future subdivision maps and other discretionary permits which allow construction shall incorporate the Development Guidelines (Specific Plan, Chapter 3) and Design Guidelines (Specific Plan Chapter 4), and the design themes and view considerations listed in the Specific Plan. SP 4.7-2 In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along SR-126, the following Design Guidelines shall be utilized: • Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the river, bluffs, and the ridge lines south of the river. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126.	After implementation of the recommended mitigation measures, visual quality impacts would remain significant and unavoidable.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 VISUAL QUALITIES (continued)		
	SP 4.7-2 (continued) • The Community Park between SR-126 and the Santa Clara River shall be designed to promote views from SR-126 of the river, bluffs and ridge lines to the south of the river. • Residential Site Planning Guidelines set forth in Section 4.3.1, Residential and Architectural Guidelines, set forth [in] Section 4.4.1, Residential, shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the river, bluffs and ridge lines south of the river are preserved to the extent practicable. • Mixed-Use and the Commercial Site Planning Guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the river, bluffs and ridge lines south of the river. • Landscape improvements along SR-126 shall incorporate the Landscape Design Guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the river, bluffs and ridge lines south of the river.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS		
For purpose of the traffic analysis, the proposed project is contemplated to be constructed in three phases. Phase 1 is estimated to generate approximately 4,950 average daily traffic (ADT) with approximately 375 tripends occurring in the AM peak hour and approximately 505 tripends occurring in the PM peak hour. Phase 2 in combination with Phase 1 is estimated to generate approximately 20,700 total ADT with approximately 1,400 tripends occurring in the AM peak hour and approximately 1,900 tripends occurring in the PM peak hour. Phase 3 is estimated to generate an additional 21,200 ADT for a total of 41,900 ADT at project buildout. At buildout, the project would generate approximately 2,900 tripends in the AM peak hour and 4,100 tripends in the PM peak hour. Approximately 30 percent of the Phase 1 and 2 tripends would be internal tripends. The remaining tripends would be for trips off site. The traffic impact analysis, using the County of Los Angeles performance standards, found that the project at buildout would result in a significant impact at the following intersections: **Phases 1 and 2 Combined** • Wolcott/SR-126 • Commerce Center Drive/SR-126 **Phase 3 (Project Buildout)** • Interstate 5 (I-5) Southbound Ramps/SR-126 • Wolcott/SR-126 • Commerce Center Drive/SR-126 • Chiquito-Long Canyon/SR-126 A traffic signal warrant is met at the Chiquito Canyon Road/Long Canyon Road/SR-126 intersection during Phase 2 of the project, and at the Long Canyon Road/"A" Street intersection prior to project buildout conditions, thereby necessitating a traffic signal at these locations. Mitigation measures are recommended that would reduce the level of impact at all of these intersections to less than significant.	SP 4.8-1 The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, state, or federal funding for these facilities. *(All on-site traffic improvements included as part of the Landmark Village project will be funded and/or constructed by the project applicant.)* SP 4.8-2 Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision. *(This EIR, **Section 4.7**, provides the required transportation performance evaluation and, in combination with **Section 1.0, Project Description**, indicates the on-site roadway improvements necessary to provide adequate capacity.)*	With implementation of the identified mitigation measures, the proposed project's traffic/access impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
No significant impact to CMP intersections or CMP freeway segments, or on SR-126 or State Route 23 (SR-23) in Ventura County would occur. Significant cumulative traffic impacts in the project study area would occur at the following locations absent mitigation: **Project Buildout with Related Projects** • I-5 Southbound Ramps/SR-126 • I-5 Northbound Ramps/SR-126 • Wolcott/SR-126 • Chiquito-Long Canyon/SR-126 **Long Range Cumulative Forecast** • I-5 between Rye Canyon Road and Magic Mountain Parkway • I-5 between Magic Mountain Parkway and Valencia Boulevard • I-5 between Valencia Boulevard and McBean Parkway • I-5 between Pico Canyon Road/Lyons Avenue and Calgrove Avenue In addition, buildout of the entire Newhall Ranch Specific Plan would contribute to potentially significant cumulative impacts at the following SR-126 intersections in the community of Piru and City of Fillmore in Ventura County: • Center Street and Telegraph Road (SR-126) • E Street and Ventura Street (SR-126) • El Dorado Road and Ventura Street Identified mitigation measures would reduce the project's contribution to the cumulative impacts in Los Angeles County to a level below significant. Mitigation measures also are proposed that would reduce the Specific Plan buildout traffic's contribution to potentially significant cumulative impacts at SR-126 intersections in Piru and Fillmore in Ventura County to a level below significant.	SP 4.8-3 The applicants for future subdivisions shall provide the traffic signals at the 15 locations labeled "B" through "P" in Figure 4.8-17 [of the Newhall Ranch Specific Plan Final EIR] as well as any additional signals warranted by future subdivision design. Signal warrants shall be prepared as part of the transportation performance evaluations noted in Mitigation 4.8-2 [of the Newhall Ranch Specific Plan Final EIR]. *(Two of the intersections within the Landmark Village site will be signalized intersections, including the one intersection depicted as signalized by Specific Plan Figure 4.8-17, Long Canyon Road/A Street. This EIR,* ***Section 4.7****, in combination with the traffic report presented in Recirculated EIR Appendix 4.7, provides the required signal warrants.)* SP 4.8-4 All development within the Specific Plan shall conform to the requirements of the Los Angeles County Transportation Demand Management (TDM) Ordinance. *(The Landmark Village project would conform to the County's TDM Ordinance.)* SP 4.8-5 The applicants for all future subdivision maps which permit construction shall consult with the local transit provider regarding the need for, and locations of, bus pull-ins on highways within the Specific Plan area. All bus pull-in locations shall be approved by the Department of Public Works, and approved bus pull-ins shall be constructed by the applicant. *(Final locations of bus pull-ins will be coordinated with the local transit provider and the Department of Public Works and constructed in conjunction with the project.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	SP 4.8-6 Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall determine the specific improvements needed to each off-site arterial and related costs in order to provide adequate roadway and intersection capacity for the expected Specific Plan and General Plan buildout traffic trips. The transportation performance evaluation shall be based on the Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant shall be required to fund its fair share of improvements to these arterials, as stated on Table 4.8-18 [of the Newhall Ranch Specific Plan Final EIR]. The applicants total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor-Serving, Mixed-Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the County and/or the City at each building permit. For off-site areas within the County unincorporated area, the applicant may construct improvements for credit against or in lieu of paying the fee. (*This EIR*, ***Section 4.7***, *provides the referenced transportation performance evaluation, including a determination of the improvements necessary to each off-site arterial, as well as appropriate fair-share funding requirements.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	SP 4.8-7 Each future performance evaluation which shows that a future subdivision map will create significant impacts on SR-126 shall analyze the need for additional travel lanes on SR-126. If adequate lane capacity is not available at the time of subdivision, the applicant of the subdivision shall fund or construct the improvements necessary to serve the proposed increment of development. Construction or funding of any required facilities shall not preclude the applicant's ability to seek state, federal, or local funding for these facilities. (*The future performance evaluation presented in this EIR, **Section 4.7**, determined that the Landmark Village project would cause a significant impact at the SR-126/I-5 interchange at buildout and would be responsible for its fair share of the improvements to this interchange.*). *(This improvement has since been completed.*)	
	SP 4.8-8 Project-specific environmental analysis for future subdivision maps which allow construction shall comply with the requirements of the *Congestion Management Program* in effect at the time that subdivision map is filed. (*The future performance evaluation presented in this EIR, **Section 4.7**, complies with the requirements of the Congestion Management Program presented in effect.*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	SP 4.8-9 Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation evaluation including all of the Specific Plan land uses which shall determine the specific improvements needed to the following intersections with SR-126 in the City of Fillmore and community of Piru in Ventura County: "A," "B," "C," "D," and "E" Streets, Old Telegraph, Olive, Central, Santa Clara, Mountain View, El Dorado Road, and Pole Creek (Fillmore), and Main/Torrey and Center (Piru). The related costs of those intersection improvements and the project's fair share shall be estimated based upon the expected Specific Plan traffic volumes. The transportation performance evaluation shall be based on the Los Angeles *County Master Plan of Highways* in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant's total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor Center, Mixed Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the City of Fillmore and the County of Ventura at each building permit. (*This EIR, **Section 4.7**, in combination with the traffic reports presented in Recirculated EIR Appendix 4.7, provides the required transportation evaluation of SR-126 intersections in Ventura County. As discussed in the EIR, Subsection 9.b.(3), buildout of the Newhall Ranch Specific Plan would contribute to potentially significant cumulative impacts at the intersection of Center Street and Telegraph Road (SR-126) in the Ventura County community of Piru. Pursuant to*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	SP 4.8-9 (continued) *mitigation measure LV-4.7-21, below, the applicant will pay to Ventura County its fair-share of the costs to implement recommended roadway improvements at the Center Street/Telegraph Road intersection. Additionally, as discussed in the EIR, Subsection 9.b.(4), buildout of the Newhall Ranch Specific Plan would contribute to potentially significant cumulative impacts at two intersections in the Ventura County City of Fillmore. Pursuant to Mitigation Measure LV-4.7-20, the applicant will pay $300,000 to the City of Fillmore as its agreed-upon fair-share of the costs to construct transportation-related improvements deemed necessary by the City of Fillmore.)* SP 4.8-10 The Specific Plan is responsible to construct or fund its fair-share of the intersections and interchange improvements indicated on Table 4.8-18 [of the Newhall Ranch Specific Plan Final EIR]. Each future transportation performance evaluation required by Mitigation 4.8-2 [of the Newhall Ranch Specific Plan Final EIR] which identifies a significant impact at these locations due to subdivision map-generated traffic shall address the need for additional capacity at each of these locations. If adequate capacity is not available at the time of subdivision map recordation, the performance evaluation shall determine the improvements necessary to carry Specific Plan generated traffic, as well as the fair share cost to construct such improvements. If the future subdivision is conditioned to construct a phase of improvements which results in an overpayment of the fair-share cost of the improvement, then an appropriate	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	SP 4.8-10 (continued) adjustment (offset) to the fees paid to Los Angeles County and/or City of Santa Clarita pursuant to Mitigation Measure 4.8-6 above shall be made. (*The transportation performance evaluation presented in this EIR, **Section 4.7**, fulfills the requirements of this Specific Plan mitigation measure relative to Landmark Village.*) SP 4.8-11 The applicant of the Newhall Ranch Specific Plan shall participate in an Interstate 5 developer fee program, if adopted by the Board of Supervisors for the Santa Clarita Valley. (*The Board of Supervisors has not adopted a developer fee program for the Santa Clarita Valley. However, the applicant will participate in funding its fair share of mainline improvements in accordance with **Mitigation Measures LV-4.7-17** through **LV-4.7-20**.*) SP 4.8-12 The applicant of the Newhall Ranch Specific Plan shall participate in a transit fee program, if adopted for the entire Santa Clarita Valley by Los Angeles County and City of Santa Clarita. (*The applicant will be required to pay the applicable transit fees in place at the time of building permit issuance.*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	SP 4.8-13 Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a traffic analysis approved by the Los Angeles County Department of Public Works. The analysis will assess project and cumulative development (including an existing plus cumulative development scenario under the County's Traffic Impact Analysis Report Guidelines (TIA) and its Development Monitoring System (DMS)). In response to the traffic analysis, the applicant may construct off-site traffic improvements for credit against, or in lieu of paying, the mitigation fees described in Mitigation Measure 4.8-6 [of the Newhall Ranch Specific Plan Final EIR]. If future subdivision maps are developed in phases, a traffic study for each phase of the subdivision map may be submitted to determine the improvements needed to be constructed with that phase of development. (*The traffic analysis presented in this EIR, **Section 4.7**, fulfills the requirements of this Specific Plan mitigation measure.*) LV 4.7-1 The project applicant shall construct all on-site local roadways and intersections to County of Los Angeles codes and regulations unless provided otherwise on the Vesting Tentative Tract Map when approved. LV 4.7-2 The main access for Landmark Village will be provided from SR-126 via the existing intersections of Wolcott Way and Chiquito Canyon Road. Future phases of the NRSP will provide access to and from Landmark Village via Long Canyon Road. Unless an updated long-range study is prepared which demonstrates that the intersections will	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-2 (continued) adequately handle the area buildout traffic as at grade intersections, adequate road right of way shall be reserved for future grade separated interchanges at these two locations, as approved in the NRSP. LV 4.7-3 80. Wolcott/SR-126 – Prior to occupancy of the first dwelling unit, the project applicant shall: (i) re-stripe the southbound shared left-turn/through lane to an exclusive through lane (resulting in 1 southbound left-turn lane, 1 southbound through lane, and 1 southbound right turn lane); (ii) add a northbound left turn lane and 2 northbound right turn lanes (resulting in 1 northbound left turn lane, 1 northbound through lane and 2 northbound right turn lanes); (iii) add an eastbound right turn lane (resulting in 1 eastbound left turn lane, 2 eastbound through lanes, and 1 eastbound right turn lane); and (iv) add a second westbound left turn lane (resulting in 2 westbound left turn lanes, 2 westbound through lanes, and 1 westbound right turn lane). Said improvements are to be completed at their ultimate design locations and operational to the satisfaction of the County of Los Angeles Department of Public Works (Department of Public Works) concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. Signals shall be modified to the satisfaction of the Department of Public Works.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-4 The Landmark Village traffic study is based on the Santa Clarita Valley Consolidated Traffic Model and assumes the following roadway improvements will be in place with Phase I of the project. In accordance with the County of Los Angeles Department of Public Works Traffic Impact Analysis Report Guidelines (TIARG), the following improvements shall be made a condition of approval for the project to be completed at their ultimate design locations and operational to the satisfaction of the Department of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed: • Reconstruct the Golden State (I-5) Freeway/SR-126 Freeway interchange by adding access to eastbound SR-126 from southbound I-5, access to southbound I-5 from westbound SR-126, direct access to northbound I-5 from westbound SR-126, and widening bridge to accommodate 8 lanes. *[This measure has been completed.]* • Construct Newhall Ranch Road segment between Vanderbilt Way and Copper Hill Drive/Rye Canyon Road. *[This measure has been completed.]*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-5 110. Chiquito Canyon/Long Canyon/SR-126 – Prior to occupancy of the 501st dwelling unit or a comparable amount of dwelling units plus commercial square feet (to be determined based on a conversion factor of 2.5 dwelling units per thousand square feet), the project applicant shall add: (i) a northbound left turn lane and a northbound right turn lane (resulting in 1 northbound left turn lane, 1 northbound through lane, and 1 northbound right turn lane); (ii) a southbound left turn lane (resulting in 1 southbound left turn lane and 1 shared southbound through lane/southbound right turn lane); and (iii) a westbound left turn lane (resulting in 1 westbound left turn lane, 2 westbound through lanes, and 1 westbound right turn lane). Said improvements are to be completed and operational to the satisfaction of the Department of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. LV 4.7-6 7. I-5 Southbound Ramps/SR-126 – Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet (or fewer dwelling units and a greater amount of commercial square feet, to be calculated based on a conversion factor of 2.5 dwelling units per thousand square feet of commercial space), the project applicant shall add a third westbound through lane (resulting in 3 westbound through lanes and a free flow westbound right turn lane) to be completed at its ultimate design location and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-6 (continued) pavement, and the temporary traffic detection loops, if needed. Signals shall be modified to the satisfaction of the Department of Public Works. [This measure has been completed.]	
	LV 4.7-7 80. Wolcott/SR-126 – Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet (or fewer dwelling units and a greater amount of commercial square feet, to be calculated based on a conversion factor of 2.5 dwelling units per thousand square feet of commercial space), the project applicant shall add: (i) a second southbound left turn lane (resulting in 2 southbound left turn lanes, 1 southbound through lane, and 1 southbound right turn lane); (ii) a second eastbound left turn lane and a third eastbound through lane (resulting in 2 eastbound left turn lanes, 3 eastbound through lanes, and 1 eastbound right turn lane); and (iii) a third westbound through lane (resulting in 2 westbound left turn lanes, 3 westbound through lanes, and 1 westbound right turn lane). Said improvements are to be completed at their ultimate design locations and operational to the satisfaction of the Department of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. Signals shall be modified to the satisfaction of the Department of Public Works. (*While the Project Applicant is required by this measure to construct each of the designated improvements, the Landmark Village project's fair-share responsibility for the improvements identified in this mitigation measure*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-7 (continued) *is 62.1 percent [Phase 1, 12.2 percent; Phase 2, 19.3 percent; and, Project Buildout, 30.6 percent], with the exception of the third eastbound through lane required as part of improvement (ii); the project's fair-share for that improvement is 100%. This fair-share information is provided to facilitate any future action by the Project applicant to seek participatory funding from other development unrelated to the Landmark Village project.*) LV 4.7-8 110. Chiquito Canyon/Long Canyon Road/SR-126 – Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet (or fewer dwelling units and a greater amount of commercial square feet, to be calculated based on a conversion factor of 2.5 dwelling units per thousand square feet of commercial space), the project applicant shall add: (i) a second northbound through lane, and a second northbound right turn lane (resulting in 1 northbound left turn lane, 2 northbound through lanes, and 2 northbound right turn lanes); (ii) convert the southbound shared through lane/right-turn lane to a southbound through lane and add a southbound right turn lane (resulting in 1 southbound left turn lane, 1 southbound through lane, and 1 southbound right turn lane); (iii) add an eastbound right turn lane (resulting in 1 eastbound left turn lane, 2 eastbound through lanes, and 1 eastbound right turn lane); and (iv) add a second westbound left turn lane (resulting in 2 westbound left turn lanes, 2 westbound through lanes, and 1 westbound right turn lane). Signals shall be modified to the satisfaction of the Department of Public Works. Alternatively, the project applicant shall	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-8 (continued) construct a grade separated crossing to the satisfaction of the County of Los Angeles Department of Public Works. Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. LV 4.7-9 7. I-5 SB Ramps/SR-126 – The project applicant shall fund its fair share of the cost to add: (i) a fourth southbound lane (resulting in 2 southbound left-turn lanes, 1 shared southbound left turn lane/southbound right turn lane, and 1 dedicated southbound right turn lane); (ii) a third and fourth eastbound through lane (resulting 4 four eastbound through lanes and 1 free flow eastbound right turn lane); and (iii) a fourth westbound through lane (resulting in 4 westbound through lanes and 1 free flow westbound right turn lane). Signals shall be modified to the satisfaction of the Department of Public Works. (Project share = 38.3 percent. The project may elect to pay by phase as each phase gets recorded: Phase I= 8.3 percent, Phase II= 8.1 percent and Phase III= 21.9 percent). Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. [This measure, with the exception of striping a fourth westbound through lane and striping a shared southbound left-turn/right-turn lane, has been completed.]	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-10 8. I-5 NB Ramps/SR-126 –The project applicant shall fund its fair share of the cost to: (i) add a third northbound left turn lane (resulting in 3 northbound left turn lanes and 1 northbound right turn lane); (ii) add a third and fourth eastbound through lane (resulting in 4 eastbound through lanes and 1 free flow eastbound right turn lane); and (iii) add a third westbound through lane (for 3 westbound through lanes and 1 free flow westbound right turn lane). Signals shall be modified to the satisfaction of the Department of Public Works. (Project Share = 20.8 percent. The project may elect to pay by phase as each phase gets recorded: Phase I= 4.7 percent, Phase II= 4.0 percent and Phase III= 12.1 percent). Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. [This measure has been completed.] LV 4.7-11 81, 82, 83 and 94. Commerce Center/SR-126 – The project applicant shall fund its fair share of the cost to construct a Grade Separated Interchange. (Project Share = 33.8 percent. The project may elect to pay by phase as each phase gets recorded: Phase I= 6.6 percent, Phase II= 9.1 percent and Phase III= 18.1 percent).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-12 110. Chiquito Canyon/Long Canyon Road/SR-126 – The project applicant shall fund its fair share of the cost to add: (i) a second northbound left turn lane (resulting in 2 northbound left turn lanes, 2 northbound through lanes and 2 northbound right turn lanes); (ii) a second southbound left turn lane, and second and third southbound through lanes (resulting in 2 southbound left turn lanes, 3 southbound through lanes and 1 southbound right turn lane); (iii) a second eastbound left turn lane and a third eastbound through lane (resulting in 2 eastbound left turn lanes, 3 eastbound through lanes, and 1 eastbound right turn lane); and (iv) a third westbound through lane (resulting in 2 westbound left turn lanes, 3 westbound through lanes, and 1 westbound right turn lane) Alternatively, the project applicant shall construct a grade separated crossing to the satisfaction of the County of Los Angeles Department of Public Works (Project Share = 62 percent. The project applicant may elect to pay its fair-share by phase as each phase is recorded: Phase I= 3 percent, Phase II= 16 percent and Phase III= 43 percent). Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. LV 4.7-13 Applicable transit mitigation fees shall be paid at the time of building permit issuance, unless modified by an approved transit mitigation agreement.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-14 Prior to the commencement of project construction activities, the applicant shall institute construction traffic management controls in accordance with the California Department of Transportation (Caltrans) traffic manual. These traffic management controls shall include measures determined on the basis of site-specific conditions including, as appropriate, the use of construction signs (e.g., "Construction Ahead") and delineators, and private driveway and cross-street closures. LV 4.7-15 Traffic signals shall be designed and installed or designed and funded, as specified below, at each of the intersections listed below. The design and the construction of the traffic signals shall be the sole responsibility of the project. The signals shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed, and prior to the development milestones described below: Phase I: Wolcott Way at Henry Mayo Drive (SR-126) (signal modification), prior to the first lift of paving on Wolcott Way or SR-126, whichever comes first; Phase II: Chiquito Canyon Road and Long Canyon Road (Future) at Henry Mayo Drive (SR-126) (design and install), prior to the first lift of paving on Chiquito or SR-126, whichever comes first;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-15 (continued) Phase II: School West Driveway at "A" Street (TT 53108) (design and install), prior to rough grade certification for the school lot (Lot 309); Additionally, final school/park site plans and detailed street signing and striping plans for along the school/park frontages, as well as the signal plan for the traffic signal, should be prepared and submitted to Public Works' Traffic and Lighting Division for review and approval; Phase II: School/Park East Driveway at "A" Street (TT 53108), the project applicant shall prepare the traffic signal design plans and secure adequate funds with the Los Angeles County Department of Public Works for the full construction of the traffic signal. The intersection shall be monitored for the installation of the signal once the school is fully occupied with 750 students; and, Phase III: Long Canyon Road at "Y" Street and "A" Street (TT 53108) (design and install), prior to the issuance of the certificate of occupancy for building(s) on the fire station.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV 4.7-16 The developer shall use its best efforts to coordinate with the Castaic Union School District (CUSD) in the development of the school's traffic circulation plan and drop-off/pick-up procedures. The Traffic and Lighting Division recommends that a mechanism for enforcement and levying of noncompliance penalties be included in the plan. The traffic circulation plan should include the distribution of informational packets containing the approved drop-off/pick-up procedures to the parents/guardians of students of the school, and trip reduction strategies such as carpooling and increased bus operations, with specific average vehicle ridership goals for students and staff members, to minimize traffic generation in the area. LV-4.7-17 The project applicant shall contribute its fair-share of the costs of adding one high occupancy vehicle ("HOV") lane in each direction to the segment of I-5 between Rye Canyon Road and Magic Mountain Parkway consistent with the percentages shown in **Table 4.7-34** of this EIR. LV-4.7-18 The project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 between Magic Mountain Parkway and Valencia Boulevard consistent with the percentages shown in **Table 4.7-34** of this EIR. LV-4.7-19 The project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 between Valencia Boulevard and McBean Parkway consistent with the percentages shown in **Table 4.7-34** of this EIR.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 TRAFFIC/ACCESS (continued)		
	LV-4.7-20 The project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 between Pico Canyon Road/Lyons Avenue and Calgrove Avenue consistent with the percentages shown in **Table 4.7-34** of this EIR. LV 4.7-21 Concurrent with issuance of the first building permit for Landmark Village, the project applicant shall submit a one-time payment of $300,000 to the City of Fillmore (City) in Ventura County to fund transportation-related improvements in the City consistent with the March 2000 agreement entered into between The Newhall Land and Farming Company and the City. (*This measure implements in part the provisions of Specific Plan mitigation measure SP 4.8-9.)* LV 4.7-22 Concurrent with the issuance of each Newhall Ranch Specific Plan building permit, the project applicant shall pay to the County of Ventura that development's pro-rata share of the entire Newhall Ranch Specific Plan's fair-share (nine percent, or one percent in the case of Landmark Village [130 ADT of 11,000]) of the costs to implement the following roadway improvements at the intersection of Center Street and Telegraph Road (SR-126) in the Ventura County community of Piru: (1) Re-stripe the Center Street southbound approach lane resulting in separate left and right turn lanes; (2) Add a westbound right turn deceleration lane to Telegraph Road; and (3) Install a traffic signal at the intersection when warranted. (*This measure implements in part the provisions of Specific Plan mitigation measure SP 4.8-9.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE		
Development of the Landmark Village site over a 54-month period would involve clearing and grading of the ground surface, trucks importing approximately 5.8 million cubic yards of fill material, and the building of the proposed improvements. These activities typically involve the temporary use of heavy equipment, smaller equipment, and motor vehicles, which generate both continuous and episodic noise. This noise would primarily affect the occupants of on-site uses constructed in the earlier phases of the development (assuming that the site is occupied in sections as other portions are still under construction) and would be audible to occupants of the off-site Travel Village Recreational Vehicle (RV) Park when construction activities occur. Grading operations at the site and the off-site borrow sites would occur over a 46-week period. Because the Adobe Canyon borrow site is not in close proximity to existing sensitive receptors, grading operations at this site would not result in a significant noise impact. The construction noise would not be audible within the community of Val Verde due to intervening distances and topography. On-site occupants who would have an uninterrupted line of sight to the construction noise sources could be exposed to increased noise levels during construction, resulting in potentially significant impacts unless mitigated. Noise impacts from these construction activities would be less than significant at the Travel Village RV Park. However, occupants of the RV Park could be exposed to excessive noise levels during utility corridor construction, resulting in significant impacts as construction activity occurs adjacent to the Park. Although mitigation is recommended to reduce these impacts, the resulting noise levels may continue to exceed the applicable thresholds, resulting in a significant and unavoidable impact. On-site construction noise would not be audible at the community of Val Verde due to distances between the site and the community of Val Verde, the intervening topography that would attenuate on-site noise, and traffic noise along SR-126 that would "drown out" on-site construction noise to the south.	SP 4.9-1 All construction activity occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the "County of Los Angeles Construction Equipment Noise Standards," County of Los Angeles Ordinance No. 11743, §12.08.440 as identified in [Newhall Ranch Specific Plan Program EIR] Table 4.9-3. SP 4.9-2 Limit all construction activities near occupied residences to between the hours of 6:30 AM and 8:00 PM, and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division standards. SP 4.9-3 When construction operations occur adjacent to occupied residential areas, implement appropriate additional noise reduction measures that include changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources. SP 4.9-4 Locate construction staging areas on site to maximize the distance between staging areas and occupied residential areas. SP 4.9-5 Where new single-family residential buildings are to be constructed within an exterior noise contour of 60 dB(A) CNEL or greater, or where any multi-family buildings are to be constructed within an exterior noise contour of 65 dB(A) CNEL or greater, an acoustic analysis shall be completed prior to approval of building permits. The acoustical analysis shall show that the building is designed so that interior noise levels resulting from outside sources will be no greater than 45 dB(A) CNEL.	Should pile driving be required to construct the Long Canyon Road bridge, and should the project applicant not find it feasible to complete the pile driving prior to occupancy of on-site noise-sensitive uses within 5,000 feet of the pile driving, a short-term significant and unavoidable significant construction noise impact would occur. Furthermore, construction within the utility corridor immediately north of Travel Village RV Park could expose occupants of the RV Park to excessive noise levels during its construction. Even with the mitigation measures in place the resulting noise levels may continue to exceed the applicable thresholds, resulting in a significant and unavoidable impact.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
In the event construction of the Long Canyon Road Bridge requires pile driving into the bed of the Santa Clara River, the noise levels associated with these activities would be audible to occupants of on-site uses constructed prior to the bridge, and would exceed County noise thresholds within 5,000 feet of the pile-driving activities. Therefore, if it is not feasible to complete the pile driving prior to occupancy of on-site noise sensitive residential uses located within 5,000 feet of the pile-driving activities, a short-term significant and unavoidable construction noise impact would occur. If pile drilling were utilized instead of pile driving, short-term noise impacts would be significant and unavoidable at noise sensitive uses located within 1,600 feet of the pile-drilling activities. Sound levels from long-range traffic volumes along SR-126 and on the proposed "A" Street would exceed the thresholds of significance for noise sensitive uses proposed along these roadways within the project boundaries. With implementation of the recommended mitigation measures, noise impacts at these noise sensitive uses would be reduced to levels below significant. The project would construct a fire station which would result in periodic use of sirens and air horns during emergency responses. However, given that the fire station is located in a commercial land use location (not adjacent to residential uses) and sirens and air horns are intermittent noise sources, no significant noise impacts are expected with the construction and operation of the fire station.	SP 4.9-6 For single-family residential lots located within the 60 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 60 dB(A) CNEL or less. (The noise impacts analysis presented in this EIR **Section 4.8**, and the accompanying noise calculations presented in **Appendix 4.8**, provide the acoustic analysis required by this mitigation measure.) SP 4.9-7 For multi-family residential lots located within the 65 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 65 dB(A) CNEL or less. (The noise impacts analysis presented in this EIR **Section 4.8**, and the accompanying noise calculations presented in **Appendix 4.8**, provide the acoustic analysis required by this mitigation measure.) SP 4.9-8 For school sites located within the 70 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that noise at exterior play areas will be reduced to 70 dB(A) CNEL or less. (The noise impacts analysis presented in this EIR **Section 4.8**, and the accompanying noise calculations presented in **Appendix 4.8**, provide the acoustic analysis required by this mitigation measure.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
Upon buildout, the project would not result in point-source noise impacts to off-site locations. However, future traffic along SR-126, with and without the project, would cause mobile source noise levels at the Travel Village RV Park to exceed 70.0 decibels on an A-weighted scale (dB(A)) community noise equivalent level (CNEL) by 2010. Pursuant to Mitigation Measure 4.9-14 from the Newhall Ranch Specific Plan Program EIR, once noise levels reach 70 dB(A) CNEL at certain locations on the RV Park site, the project applicant will be required to mitigate highway noise levels at Travel Village to 70 dB(A) or less. Point sources of noise from the proposed on-site parks would include ball fields used during evening hours by the school and/or intramural events that could last for more than several hours. Noises typical of such uses would be from parking lots, participants and observers, loud speakers, etc. Noise levels from these activities could exceed the County Noise Ordinance at residences within Landmark Village that are proposed in close proximity to the school and the public parks, resulting in a significant impact on the residents unless mitigated.	SP 4.9-9 All residential air conditioning equipment installed within the Newhall Ranch Specific Plan site shall adhere to the requirements of the County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards, County of Los Angeles Ordinance No. 11743, §12.08.530. SP 4.9-10 All stationary and point sources of noise occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, §12.08.390 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources. SP 4.9-11 Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 PM and 6:00 AM in such a manner as to cause a noise disturbance is prohibited in accordance with the County of Los Angeles Ordinance No. 11743, §12.08.460. SP 4.9-12 Loading zones and trash receptacles in commercial and Business Park areas shall be located away from adjacent residential areas, or provide attenuation so that noise levels at residential uses do not exceed the standards identified in §12.08.460 of the Ordinance No. 11743. SP 4.9-13 Not applicable. SP 4.9-14 After the time that occupancy of uses on the Newhall Ranch Specific Plan site occurs, AND when noise levels at the Travel Village RV Park reach 70 dB(A) CNEL at locations where recreational vehicles are inhabited, the applicant shall construct a noise abatement barrier to reduce noise levels at the RV Park to 70 dB(A) CNEL or less.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	SP 4.9-15 Despite the absence of a significant impact, applicants for all building permits of Residential, Mixed-Use, Commercial, and Business Park land uses (Project) shall pay to the Santa Clara Elementary School District, prior to issuance of building permits, the project's pro rata share of the cost of a sound wall to be located between SR-126 and the Little Red School House. The project's pro rata share shall be determined by multiplying the estimated cost of the sound wall by the ratio of the project's estimated contribution of ADTs on SR-126 at the Little Red School House (numerator) to the total projected cumulative ADT increase at that location (denominator). The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-126 from the projected cumulative trips as shown in Table 1 of **Topical Response 5**: **Traffic Impacts to State and Local Roads in Ventura County** after adding the total Newhall Ranch ADT traveling west of the City of Fillmore. (Prior to the issuance of building permits for Landmark Village, the project applicant shall calculate and pay to the Santa Clara Elementary School District the pro-rata share of the cost to construct the subject sound wall.) See, EIR **Section 4.5**, which determined that the Landmark Village project at buildout in 2010 would generate 105 ADTs on SR-126 at the Little Red School House (EIR **Table 4.7-22**). **Section 4.5** also determined that the 2010 ADT on SR-126 at the Little Red School House would be 35,000 (EIR **Table 4.7-22**).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	SP 4.9-16 Despite the absence of a significant impact, the applicant for all building permits of Residential, Mixed-Use, Commercial and Business Park land uses (Project) shall participate on a fair-share basis in noise attenuation programs developed and implemented by the City of Moorpark to attenuate vehicular noise on SR-23 just north of Casey Road for the existing single-family homes which front SR-23. The mitigation criteria shall be to reduce noise levels to satisfy state noise compatibility standards. The project's pro rata share shall be determined by multiplying the estimated cost of attenuation by the ratio of the project's estimated contribution of ADTs on SR-23 north of the intersection of SR-23 and Casey Road (numerator) to the total projected cumulative ADT increase at that location (denominator). The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road from the projected cumulative trips as shown in **Topical Response 5 – Traffic Impacts of the Program EIR to State and Local Roads in Ventura County** after adding the total Newhall Ranch ADT traveling south of the City of Fillmore. (Prior to the issuance of building permits for Landmark Village, the project applicant shall calculate and pay to the City of Moorpark noise attenuation program the project's pro rata share of the estimated cost of attenuation.) See, EIR Section **4.5**, which determined that the Landmark Village project at buildout in 2010 would generate 10 ADTs on SR-23 north of Casey Road (EIR **Table 4.7-22**). **Section 4.5** also determined that the 2010 ADT on SR-23 at north of Casey Road would be 8,000 (EIR **Table 4.7-22**).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	SP 4.9-17 Not applicable. LV 4.8-1 The project applicant, or its designee, shall not undertake construction activities that can generate noise levels in excess of the County's Noise Ordinance on Sundays or legal holidays. LV 4.8-2 When construction operations occur in close proximity to on- or off-site occupied residences, and if it is determined by County staff during routine construction site inspections that the construction equipment could generate a noise level at the residences that would be in excess of the Noise Ordinance, the project applicant or its designee shall implement appropriate additional noise reduction measures. These measures shall include, among other things, changing the location of stationary construction equipment, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources. LV 4.8-3 Prior to construction of the utility corridor north of the Travel Village RV Park, the project applicant or its designee shall erect solid construction and continuous temporary noise barriers south of the utility corridor north of the RV Park without blocking ingress/egress at the Park. Prior to issuance of the construction permit for the utility corridor, a qualified acoustic consultant shall be retained to specify the placement and height of the noise barriers in order to maximize their effectiveness in attenuating noise levels. Construction activities north of the RV Park shall comply with the Los Angeles County Noise Ordinance; stationary	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-3 (continued) construction equipment shall be placed as far away from occupied spaces within the RV Park, and equipment shall not be permitted to idle. A qualified acoustic consultant shall be retained to monitor construction noise once a month at occupied RV spaces to ensure noise levels are in compliance with the County's Noise Ordinance for the duration of the construction. LV 4.8-4 To the extent feasible, the project developer shall utilize cast-in-place drilled-hole piles in lieu of pile driving if residential units are constructed within 5,000 feet of the Long Canyon Bridge prior to any pile driving activity. Pile drilling is an alternate method of pile installation where a hole is drilled into the ground up to the required elevations and concrete is then cast into it. The estimated noise level of pile drilling at 50 feet is 80 to 95 dB(A) Equivalent Continuous Noise Level (L_{eq}) compared to 90 to 105 dB(A) L_{eq} of conventional pile driving.[1] Therefore, pile drilling generally produces noise levels approximately 10 to 15 decibels lower than pile driving. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)*	

[1] U.S. Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*, December 1971.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-5 To mitigate noise impacts on Lots 8 to 12 and Lots 20 to 24 from traffic along "A" Street, the project applicant or its designee shall, prior to occupancy, construct a minimum 6-foot wall along the northern property lines of these lots. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-6 To mitigate noise impacts on Lots 115 to 128, 146 to 152, 188, and 313 from traffic along "A" Street, the project applicant or its designee shall, prior to occupancy, construct a minimum 5-foot wall along the northern property lines of these lots. The 5-foot wall shall wrap around the entire length of the eastern boundary of Lot 152. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-7 To mitigate noise impacts on Lots 325, 326, 349, and 350 (condominiums and apartments east of Wolcott Road) from traffic along SR-126, the project applicant or its designee shall, prior to occupancy, construct a 7-foot berm/solid wall at top of slope along northern edge of Lots 326, 325, 349 and 350, to the northwestern corner of Lot 349. The berm/wall shall be continuous with no breaks or gaps. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-8 To mitigate noise impacts on Lots 343 and 377 (condominium) and on Lot 376 (apartment east of Long Canyon Road) from SR-126, the project applicant or its designee shall, prior to occupancy, construct an 8-foot berm/solid wall along the northern edge of Lots 380, 381, 379, and 360. The berm/wall shall be continuous with no openings or gaps. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-9 Prior to occupancy of Lot 346 (condominiums west of Wolcott Road), the project applicant or its designee, shall construct an 8-foot berm/solid wall along the eastern boundary of Lot 346 to mitigate delivery truck traffic noise from Lot 347 (mixed use commercial). *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-10 To mitigate noise impacts on Lot 346 (condominiums west of Wolcott Road) from SR-126 the project applicant or its designee shall, prior to occupancy, construct a 10-foot berm/solid wall along the northern edge of Lot 346 from its northeastern corner to a point approximately 325 feet to the west along the lot line. From this point, a 10-foot berm/solid wall shall be constructed through Lot 383 (open space) to the edge of the Caltrans right-of-way where the wall shall continue westerly to the northwestern corner of Open Space Lot 383. The wall shall be continuous with no openings or gaps. *(Revisions to the VTTM/Final Site Plan*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-10 (continued) *may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-11 Prior to occupancy of Lot 346 (condominiums west of Wolcott Road), the project applicant or its designee, shall construct an 8-foot berm/solid wall along the eastern boundary of Lot 346 to mitigate delivery truck traffic noise from Lot 347 (mixed use commercial). *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-12 To mitigate delivery truck and other noises from the commercial center west of Long Canyon Road on Lot 354 (apartments west of Long Canyon Road), the project applicant or its designee shall, prior to occupancy, construct an 8-foot berm/solid wall along the eastern perimeter of Lot 354. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-13 To mitigate noise impacts on Lot 354 (apartments west of Long Canyon Road) from SR-126, the project applicant or its designee shall, prior to occupancy, construct a 9-foot berm/solid wall along the northern boundary of Lot 354, and along the northern 200 feet of the western lot line. To preserve views of the Santa Clara River, 5/8-inch Plexiglas or transparent material with equivalent or better acoustic value may be incorporated into the wall design. In lieu of constructing the 9-foot berm/solid wall, the parcel shall be developed so that frequent use areas, including balconies, are placed toward the interior of the lot and fully shielded from noise from SR-126 by the apartment structure. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)* LV 4.8-14 To mitigate noise impacts on Lot 376 (apartments east of Long Canyon Road) from delivery truck and other noise from the commercial center proposed east of Long Canyon Road, the project applicant or its designee shall, prior to occupancy, construct an 8-foot berm/solid wall along the western boundary of Lot 376. *(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-15 Residences within mixed-use commercial areas shall be discouraged within 500 feet of the centerline of SR-126. Residences that do occur within mixed use commercial lots shall be set back as far as possible from SR-126, Wolcott Road, Long Canyon Road, and "A" Street in order to minimize the need for acoustic insulation of the units. When the plot plan for the commercial center is complete, acoustic analyses shall be conducted by a qualified acoustic consultant to ensure that interior noise levels of any residences within the commercial center can be feasibly reduced to 45 dB(A). LV 4.8.16 Balconies with direct lines of sight to SR-126, Wolcott Road, Long Canyon Road, and/or "A" Street shall be discouraged from exposure to exterior noise levels greater than the 60 dB(A) CNEL standard for single-family residences or the 65 dB(A) CNEL standard for multi-family residences through architectural or site design. Alternatively, balconies shall be enclosed by solid noise barriers, such as 3/8-inch glass or 5/8-inch Plexiglas to a height specified by a qualified noise consultant.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 NOISE (continued)		
	LV 4.8-17 All single-family and multi-family structures, including multi-family units incorporated into commercial centers, within 500 feet of SR-126 and all residential units with direct lines of sight to SR-126, Wolcott Road, Long Canyon Road, and/or "A" Street shall incorporate the following into the exterior wall that faces onto those roadways: (a) All windows, both fixed and operable, shall consist of either double-strength glass or double-paned glass. All windows facing sound waves generated from the mobile source noise shall be manufactured and installed to specifications that prevent any sound from window vibration caused by the noise source. (b) Doors shall be solid core and shall be acoustically designed with gasketed stops and integral drop seals. (c) If necessitated by the architectural design of a structure, special insulation or design features shall be installed to meet the required interior ambient noise level. LV 4.8-18 Air conditioning units shall be installed to serve all living areas of all residences incorporated into commercial centers, and those with direct lines of sight to SR-126, and/or "A" Street so that windows may remain closed without compromising the comfort of the occupants.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY		
Implementation of the Landmark Village project would generate both construction and operational air pollutant emissions. Construction-related emissions would be generated by on-site stationary sources, on- and off-road heavy-duty construction vehicles, and construction worker vehicles. Operation-related emissions would be generated by on-site and off-site stationary sources and by mobile sources. During project construction, emissions of carbon monoxide (CO), volatile organic compounds (VOC), and oxides of nitrogen (NO_x) would exceed the thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD) for all but one construction subphase. The analysis of local significance threshold (LST) impacts suggests that PM_{10} emissions could exceed the limitations in SCAQMD Rule 403. While the nitrogen dioxide (NO_2) concentrations exceed the LST thresholds, the California Ambient Air Quality Standards (CAAQS) would be exceeded only if (1) the actual background concentrations were as high as those on which the LSTs thresholds are based during the worst-case construction day,; (2) the amount of construction activity (e.g., number and types of equipment, hours of operation) assumed in this analysis actually occurred,; and (3) the meteorological conditions in the data set used in the dispersion modeling analysis occurred in the vicinity of the project site on the worst-case construction day. At project buildout, operational emissions of CO, VOC, NO_x, and PM_{10} would exceed SCAQMD thresholds, primarily due to mobile source emissions in the summertime and to mobile source and wood-burning fireplace emissions in the wintertime.	SP 4.10-1 The Specific Plan will provide Commercial and Service Uses in close proximity to residential subdivisions. (The Landmark Village project provides Commercial and Service Uses in close proximity to residential subdivisions). SP 4.10-2 The Specific Plan will locate residential uses in close proximity to Commercial Uses, Mixed-Uses, and Business Parks. (The Landmark Village project locates residential uses in close proximity to Commercial Uses and Mixed Uses). SP 4.10-3 Bus pull-ins will be constructed throughout the Specific Plan site. (The Landmark Village project provides for bus pull-ins at designated locations). SP 4.10-4 Pedestrian facilities, such as sidewalks, and community regional, and local trails, will be provided throughout the Specific Plan site. (Pedestrian facilities, such as sidewalks, bike paths, and trails, will be constructed throughout the Landmark Village project, with future connections to other on-site and off-site future developments and designated trails). SP 4.10-5 Roads with adjacent trails for pedestrian and bicycle use will be provided throughout the Specific Plan site connecting the individual Villages and community. (Roads with adjacent trails for pedestrian and bicycle use will be provided throughout the Landmark Village project site with future connections to future developments within Newhall Ranch).	No feasible mitigation exists that would reduce construction and operational emissions to below the SCAQMD's recommended thresholds of significance. The project's construction-related emissions of VOC, NO_x, and PM_{10}, and operation-related emissions of CO, VOC, and NO_x are considered significant and unavoidable.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
No project land use would be exposed to CO hotspots and the project would not cause a CO hotspot at other locations of sensitive receptors in the project study area. In addition, population growth attributed to the project is consistent with the approved Newhall Ranch Specific Plan and is within growth forecasts contained in the 2001 Regional Transportation Plan (2001 RTP) prepared by the Southern California Association of Governments (SCAG). The 2001 RTP forms the basis for the land use and transportation control portions of the 2003 AQMP. Because the project is within the growth forecasts for the region, it would, consequently, be consistent with the 2003 AQMP, indicating that it would not jeopardize attainment of state and federal ambient air quality standards in the Santa Clarita Valley or throughout the South Coast Air Basin (Basin). Mitigation measures would be implemented that would reduce construction-related and operational-related emissions to the maximum extent feasible. However, no feasible mitigation exists that would reduce the project's construction-related emissions of CO, VOC, NO_x, or PM_{10} to below the SCAQMD's recommended thresholds of significance.[2] No feasible mitigation exists to reduce the project's operational emissions of CO, VOC, NO_x, or PM_{10} to less than significant. Therefore, the project's construction-related and operation-related emissions would be considered significant and unavoidable.	SP 4.10-6 The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 – Nuisance, Rule 403 – Fugitive Dust, Rule 1113 – Architectural Coatings) and which are in effect at the time of development. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of man-made fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or man-made condition capable of generating fugitive dust such as the mass and remedial grading associated with the project as well as weed abatement and stockpiling of construction materials (i.e., rock, earth, gravel). Rule 403 requires that grading operations either (1) take actions specified in Tables 1 and 2 of the Rule for each applicable source of fugitive dust and take certain notification and record keeping actions, or (2) obtain an approved Fugitive Dust Control Plan. A complete copy of the SCAQMD's Rule 403 Implementation Handbook, which has been included in **Appendix 4.10**, provides guideline tables to demonstrate the typical mitigation program and record keeping required for grading operations (Tables 1 and 2 and sample record-keeping chart). The record keeping is accomplished by on-site construction personnel, typically the construction superintendent.	

2 CO emissions would only exceed SCAQMD's threshold of significance for six weeks during the 54-month construction period, and PM_{10} emissions would only exceed the thresholds of significance during project on- and off-site grading operations.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-6 (continued) Each future subdivision proposed in association with the Newhall Ranch Specific Plan shall implement the following if found applicable and feasible for that subdivision: ***Grading*** a. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for 10 days or more). b. Replace groundcover in disturbed areas as quickly as possible. c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5 percent or greater silt content. d. Water active sites at least twice daily. e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. f. Monitor for particulate emissions according to district-specified procedures. g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
The SCAQMD's criteria of annual emission reductions of one percent for CO, VOC, NO_x, PM_{10}, and Sulfur Oxide (SO_x), were used to assess cumulative air quality impacts. Through site planning, proposed design features, and with implementation of the mitigation measures recommended in **Section 4.9**, the project would reduce wintertime emissions for CO, VOC, NO_x, and PM_{10} by 37.8, 83.1, 14.0, and 45.4 percent, respectively. During the summer, these emissions would be reduced by 9.7, 15.5, 12.0, and 9.6 percent, respectively. Therefore, cumulative air quality impacts would not be significant given the cumulative project thresholds of significance found in the SCAQMD's California Environmental Quality Act (CEQA) Air Quality Handbook,[3] and the fact that the project's population forecast is consistent with the SCAQMD's 2003 AQMP. However, because the project's operational-related CO, VOC, NO_x, and PM_{10} emissions would exceed the SCAQMD's project-specific thresholds of significance, even with all feasible mitigation, project implementation would result in cumulatively significant and unavoidable air quality impacts. This is considered a conservative and "worst-case" approach for estimating the project's cumulative air quality impacts.	SP 4.10-6 (continued) ***Paved Roads*** h. Sweep paved streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water). i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. ***Unpaved Roads*** j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces. k. Reduce traffic speeds on all unpaved roads to 15 mph or less. l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles. m. Pave all construction access roads at least 100 feet on to the site from the main road. n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips.	

3 The *CEQA Air Quality Handbook* is in the process of being revised and replaced by an *Air Quality Analysis Guidance Handbook* (*Air Quality Guidance Handbook*). As of May 2006, the SCAQMD has revised Chapters 1-9 (www.aqmd.gov/ceqa/hdbk.html), but it is not yet completed.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-7 Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the construction emission reduction measures indicated below (and in Tables 11-2 and 11-3 of the SCAQMD's *CEQA Air Quality Handbook*, as amended) shall be implemented if found applicable and feasible for that subdivision: **On-Road Mobile Source Construction Emissions** a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours). c. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 PM and 6:00 AM and between 10:00 AM and 3:00 PM). d. Develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR) for construction employees. e. Implement a shuttle service to and from retail services and food establishments during lunch hours.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-7 (continued) **On-Road Mobile Source Construction Emissions (continued)** f. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets: – -Rerouting construction traffic off congested streets; – Consolidating truck deliveries; and – Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site. g. Prohibit truck idling in excess of two minutes. **Off-Road Mobile Source Construction Emissions** h. Use methanol-fueled pile drivers. i. Suspend use of all construction equipment operations during second stage smog alerts. j. Prevent trucks from idling longer than two minutes. k. Use electricity from power poles rather than temporary diesel-powered generators. l. Use electricity from power poles rather than temporary gasoline-powered generators. m. Use methanol- or natural gas-powered mobile equipment instead of diesel. n. Use propane- or butane-powered on-site mobile equipment instead of gasoline.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-8 The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 – Nuisance, Rule 461 – Gasoline Transfer And Dispensing, Rule 1102 – Petroleum Solvent Dry Cleaners, Rule 1111 – NO_x Emissions from Natural Gas-Fired, Fan-Type Central Furnaces, Rule 1138 – Control Of Emissions From Restaurant Operations, Rule 1146 – Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters) and which are in effect at the time of occupancy permit issuance. SP 4.10-9 Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the operational emission reduction measures indicated below (and in Tables 11-6 and 11-7 of the SCAQMD's CEQA *Air Quality Handbook*, as amended) shall be implemented if found applicable and feasible for that subdivision. a. ~~Include satellite telecommunications centers in residential subdivisions~~ *(Removed as growth of internet allows residents to telecommute from home using personal computers.)* **On Road Mobile Source Operational Emissions** ***Residential Uses*** b. Establish shuttle service from residential subdivision to commercial core areas. c. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) d. Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks. e. Include retail services within or adjacent to residential subdivisions. f. Provide shuttles to major rail transit centers or multi-modal stations. g. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). h. Synchronize traffic lights on streets impacted by development. i. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes. ***Commercial Uses*** j. Provide preferential parking spaces for carpools and vanpools and provide 7′2″ minimum vertical clearance in parking facilities for vanpool access. k. Implement on-site circulation plans in parking lots to reduce vehicle queuing. l. Improve traffic flow at drive-throughs by designing separate windows for different functions and by providing temporary parking for orders not immediately available for pickup. m. Provide video-conference facilities. n. Set up resident worker training programs to improve job/housing balance.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) ~~o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work.~~ *(Removed as growth of internet allows employers to establish websites where such information can be posted and accessed by employees at home on personal computers.)* p. Not applicable. q. Not applicable. r. Not applicable. s. Implement a lunch shuttle service from a worksite(s) to food establishments. t. Not applicable. u. Not applicable. v. ~~Utilize satellite offices rather than regular worksite to reduce VMT~~. *(Removed as growth of internet allows employees to work from home on personal computers.)* w. Establish a home-based telecommuting program. x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. y. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders. z. Provide on-site employee services such as cafeterias, banks, etc. aa. Establish a shuttle service from residential core areas to the worksite.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) ***Commercial Uses (continued)*** ab. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). ac. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. ad. Include residential units within a commercial project. ae. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. af. Any two of the following: – Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths. – Include bicycle parking facilities, such as bicycle lockers and racks. – Include showers for bicycling employees' use. ag. Any two of the following: – Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks. – Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths. – Include showers for pedestrian employees' use.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) ***Commercial Uses (continued)*** ah. Provide shuttles to major rail transit stations and multi-modal centers. ai. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). aj. Charge visitors to park. ak. Synchronize traffic lights on streets impacted by development. al. Reschedule truck deliveries and pickups to off-peak hours. am. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles. an. Require on-site truck loading zones. ao. Implement or contribute to public outreach programs. ap. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area. ***Business Park Uses*** aq. Not applicable. ar. Not applicable. as. Not applicable. at. Not applicable. au. Not applicable. av. Not applicable. aw. Not applicable. ax. Not applicable. ay. Not applicable. az. Not applicable. ba. Not applicable. bb. Not applicable. bc. Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) ***Business Park Uses*** bd. Not applicable. be. Not applicable. bf. Not applicable. bg. Not applicable. bh. Not applicable. bi. Not applicable. bj. Not applicable. bk. Not applicable. bl. Not applicable. bm. Not applicable. bn Not applicable. bo. Not applicable. bp. Not applicable. bq. Not applicable. **Stationary Source Operational Emissions** ***Residential*** br. Use solar or low emission water heaters. bs. Use central water heating systems. bt. Use built-in energy-efficient appliances. bu. Provide shade trees to reduce building heating/cooling needs. bv. Use energy-efficient and automated controls for air conditioners. bw. Use double-paned windows. bx. Use energy-efficient low-sodium parking lot lights. by. Use lighting controls and energy-efficient lighting.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) ***Residential*** bz. Use fuel cells in residential subdivisions to produce heat and electricity. (This measure is not yet considered technically or economically feasible. There are presently no commercially available fuel cell applications for individual home use at a reasonable cost.) ca. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting). cb. Use light-colored roofing materials to reflect heat. cc. Increase walls and attic insulation beyond Title 24 requirements. cd. Use solar or low emission water heaters. ce. Use central water heating systems. cf. Provide shade trees to reduce building heating/cooling needs. cg. Use energy-efficient and automated controls for air conditioners. ch. Use double-paned windows. ci. Use energy-efficient low-sodium parking lot lights. cj. Use lighting controls and energy-efficient lighting. ck. Use light-colored roofing materials to reflect heat. cl. Increase walls and attic insulation beyond Title 24 requirements. cm Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-9 (continued) **Stationary Source Operational Emissions (continued)** ***Business Park Uses*** cn. Not applicable. co. Not applicable. cp. Not applicable. cq. Not applicable. cr. Not applicable. cs. Not applicable. ct. Not applicable. cu. Not applicable. cv. Not applicable. cw. Not applicable. cx. Not applicable. cy. Not applicable. SP 4.10-10 All non-residential development of 25,000 gross square feet or more shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time of subdivision. The sizes and configurations of the Specific Plan's non-residential uses are not known at this time and the Ordinance specifies different requirements based on the size of the project under review. All current provisions of the ordinance are summarized in **Appendix 4.10**. SP 4.10-11 Subdivisions and buildings shall comply with Title 24 of the California Code of Regulations which are current at the time of development.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	SP 4.10-12 Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage. SP 4.10-13 Not applicable. SP 4.10-14 The sellers of new residential units shall be required to distribute brochures and other relevant information published by the SCAQMD or similar organization to new homeowners regarding the importance of reducing vehicle miles traveled and related air quality impacts, as well as on local opportunities for public transit and ridesharing. LV 4.9-1 Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions. LV 4.9-2 All on-road and off-road construction equipment shall use aqueous fuel, to the extent feasible, as determined by the County of Los Angeles. Aqueous fuel is a stable emulsion of up to 55 percent water and petroleum-based naphtha (a petroleum product from the earliest stages of the refinery process), with trace amounts of bonding and winterizing agents. It can be used to run both gasoline and diesel engines. Aqueous fuel is clean-burning and, based on information provided in the URBEMIS2002 model for its use in construction equipment, it can reduce NO_x emissions by 14 percent and PM_{10} emissions by 63 percent.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	LV 4.9-3 All on-road and off-road construction equipment shall employ cooled exhaust gas recirculation technology, to the extent feasible, as determined by the County of Los Angeles. Cooled exhaust gas recirculation (EGR) reduces CO, VOC, NO_x, and PM_{10} emissions as follows: Oxygen is required for fuel to be consumed in a combustion engine. The high temperatures found within combustion engines cause nitrogen in the surrounding air to react with any unused oxygen from the combustion process to form NO_x. EGR technology directs some of the exhaust gases that have already been used by the engine and no longer contain much oxygen back into the intake of the engine. By mixing the exhaust gases with fresh air, theamount of oxygen entering the engine is reduced. Since there is less oxygen to react with, fewer nitrogen oxides are formed and the amount of nitrogen oxides that a vehicle releases into the atmosphere is decreased. Based on information provided in the URBEMIS2002 model for its use in construction equipment, cooled exhaust gas recirculation technology can reduce CO and VOC emissions by 90 percent, NO_x emissions by 40 percent and PM_{10} emissions by 85 percent. LV 4.9-4 All on-road and off-road construction equipment shall employ diesel particulate filters, which can reduce PM_{10} emissions from construction equipment by as much as 80 percent based on information provided in the URBEMIS2002 model.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.9 AIR QUALITY (continued)		
	LV 4.9-5 Any dry cleaners proposing to locate on site shall utilize the services of off-site cleaning operations at already SCAQMD-permitted locations. No on-site dry cleaning operations shall be permitted within Landmark Village. LV 4.9-6 The project developer(s) shall coordinate with Santa Clarita Transit to identify appropriate bus stop/turnout locations. LV 4.9-7 Kiosks containing transit information shall be constructed by the project applicant adjacent to selected future bus stops prior to initiation of bus service to the site. LV 4.9-8 Wood-burning fireplaces and stoves shall be prohibited in all residential units. Use of wood in fireplaces shall be prohibited through project Covenants, Codes & Restrictions (CC&Rs).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE		
The proposed Landmark Village project would generate a total water demand of 972 acre-feet per year (afy),[4] 608 afy of potable water demand, and 364 afy of non-potable demand. Potable water demand (608 afy) would be met by the Valencia Water Company through the use of the project applicant's rights to 7,038 afy of groundwater from the Alluvial aquifer, which is presently used by the applicant for agricultural irrigation. Because this water is already used to support the applicant's existing agricultural uses, there is not expected to be any significant environmental effects resulting from the use of such water to meet the potable demands of the Landmark Village project, which is part of the approved Newhall Ranch Specific Plan area. In addition, due to project conditions, the amount of groundwater that will be used to meet the potable demands of the Newhall Ranch Specific Plan, including the Landmark Village project, cannot exceed the amount of water historically and presently used by the applicant for agricultural uses. Therefore, no net increase in groundwater use will occur with implementation of this project pursuant to the Specific Plan. Non-potable water demand (364 afy) would be met through the use of recycled (reclaimed) water from the initial phase of the Newhall Ranch Water Reclamation Plant (WRP), with build-out of the WRP occurring over time as demand for treatment increases with implementation of the Newhall Ranch Specific Plan. Alternatively, if the Newhall Ranch WRP is not operating at the time of project occupancy, the non-potable water demand would be met through the use of recycled water from the existing Valencia WRP, located upstream of the Landmark Village project site.	SP 4.11-1 The proposed Specific Plan shall implement a water reclamation system in order to reduce the Specific Plan's demand for imported potable water. The Specific Plan shall install a distribution system to deliver non-potable reclaimed water to irrigate land uses suitable to accept reclaimed water, pursuant to Los Angeles County Department of Health Standards. (Consistent with this measure, the Project Description section of this EIR discusses the fact that the Landmark Village project will install and implement a recycled water delivery system in order to reduce the project's demand for imported potable water. As required by this measure, recycled (reclaimed) water would be used to irrigate land uses suitable to accept recycled water, pursuant to Los Angeles County Department of Health standards.) SP 4.11-2 Landscape concept plans shall include a palette rich in drought-tolerant and native plants. (Consistent with this measure, the Landmark Village project's landscape plans shall include a palette rich in drought-tolerant and native plants.) SP 4.11-3 Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation. (Consistent with this measure, the Landmark Village project's grading/landscape plans shall include a note requiring landscaping with materials that will eventually naturalize, requiring minimal irrigation.)	With implementation of the identified mitigation measures, the proposed project's water resources impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

4 An acre-foot represents 43,560 cubic feet, or 325,850 gallons, of water. An acre-foot of water has been generally defined as "an irrigation-based measurement equaling the quantity of water required to cover an acre of land to a depth of one foot." See, *Brydon v. East Bay Mun. Utility Dist.* (1994) 24 Cal.App.4th 178, 182, fn. 1.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
Accordingly, the proposed project's water demand would be met by relying on two primary sources of water supply, namely, the applicant's agricultural water supplies and recycled water supplied by the Newhall Ranch WRP or the existing Valencia WRP. Because these two independent water sources meet the water needs of the proposed project, no potable water would be needed from the existing or planned water supplies of Castaic Lake Water Agency (CLWA), including imported water from CLWA's State Water Project (SWP) supplies. Nonetheless, CLWA's water supplies, including imported water from the SWP, and other non-SWP supplies, are assessed in this EIR for information purposes. Based on the information presented, an adequate supply of water is available to serve the Landmark Village project, and the project will not contribute to any significant cumulative water supply impacts in the Santa Clarita Valley, because it would rely on local groundwater and recycled water from local water reclamation plants and not use or rely on CLWA's SWP supplies. No significant water supply or water quality impacts are expected from supplying available water to meet the demands of the Landmark Village project. No significant cumulative water supply impacts are expected to result from supplying water to the Landmark Village project, because it would not use or rely on CLWA's SWP supplies.	SP 4.11-4 Water conservation measures as required by the State of California shall be incorporated into all irrigation systems. (Consistent with this measure, the Landmark Village project shall incorporate into all of its irrigation systems, water conservation measures required by the State of California.) SP 4.11-5 Not applicable. SP 4.11-6 In conjunction with the submittal of applications for tentative tract maps or parcel maps which permit construction, and prior to approval of any such tentative maps, and in accordance with the requirements of the Los Angeles County General Plan Development Monitoring System (DMS), as amended, Los Angeles County shall require the applicant of the map to obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need. If the applicant of such map cannot obtain confirmation that a water source(s) is available for buildout of the map, the map shall be phased with the timing of an available water source(s), consistent with the County's DMS requirements. (Consistent with this measure, Valencia Water Company, the retail water purveyor for the Landmark Village project, has issued its SB 610 water supply assessment for the project, confirming the availability of water to serve the project concurrent with need.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-7 Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services. (Consistent with this measure, the Landmark Village project's recycled water delivery system shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.) SP 4.11-8 Prior to the issuance of building permits that allow construction, the applicant of the subdivision shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies). (Consistent with this measure, prior to issuance of building permits, the applicant for the Landmark Village project shall finance the required water service extension/expansion costs to the Landmark Village subdivision through the payment of connection fees to the appropriate water agency or agencies.) SP 4.11-9 Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that the Upper Santa Clara Water Committee (or Santa Clarita Valley Water Purveyors), made up of the Castaic Lake Water Agency, Los Angeles County Waterworks District No. 36, Newhall County Water District, Santa Clarita Water Division of Castaic Lake Water Agency (CLWA) and the Valencia Water Company, prepare an annual water report that will discuss the status of groundwater within the Alluvial and Saugus Aquifers, and State Water Project water supplies as they relate to the Santa Clarita Valley. The report will also include an	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-9 (continued) annual update of the actions taken by CLWA to enhance the quality and reliability of existing and planned water supplies for the Santa Clarita Valley. In those years when the Committee or purveyors do not prepare such a report, the applicant at its expense shall cause the preparation of such a report that is acceptable to the County to address these issues. This annual report shall be provided to Los Angeles County who will consider the report as part of its local land use decision-making process. (To date, four such water reports have been prepared (1998, 1999, 2000 and 2001) and provided to both the County of Los Angeles and the City of Santa Clarita.) (As an update, a total of seven annual water reports have been prepared and provided to the County of Los Angeles, the City of Santa Clarita and other interested persons and organizations from 1998 through 2004. The latest 2004 Santa Clarita Valley Water Report is included in **Appendix 4.10** of this EIR.) SP 4.11-10 Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that CLWA, in cooperation with other Santa Clarita Valley retail water providers, continue to update the Urban Water Management Plan (UWMP) for Santa Clarita Valley once every five years (on or before December 31) to ensure that the County receives up-to-date information about the existing and planned water supplies in the Santa Clarita Valley. The County will consider the information contained in the updated UWMP in connection with the County's future local land use decision-making	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-10 (continued) process. The County will also consider the information contained in the updated UWMP in connection with the County's future consideration of any Newhall Ranch tentative subdivision maps allowing construction. (CLWA and other local retail water purveyors are expected to complete the 2005 Urban Water Management Plan (2005 UWMP) for the CLWA service area in the fall 2005. The County will consider the information contained in the adopted 2005 UWMP in connection with the Landmark Village project.) (This mitigation will be also applicable to subsequent updates to the UWMP). SP 4.11-11 Not applicable. SP 4.11-12 Not applicable. SP 4.11-13 Not applicable. SP 4.11-14 Not applicable. SP 4.11-15 Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 AFY. This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-15 (continued) use in the Santa Clarita Valley. To monitor groundwater use, the Newhall Land and Farming Company, or its assignee, shall provide the County an annual report indicating the amount of groundwater used in Los Angeles County and the specific land upon which that groundwater was historically used for irrigation. For agricultural land located off the Newhall Ranch Specific Plan site in Los Angeles County, at the time agricultural groundwater is transferred from agricultural uses on that land to Specific Plan uses, The Newhall Land and Farming Company, or its assignee, shall provide a verified statement to the County's Department of Regional Planning that Alluvial aquifer water rights on that land will now be used to meet Specific Plan demand. (Consistent with this measure, the applicant will provide the County with the required annual report. SP 4.11-16 The agricultural groundwater used to meet the needs of the Specific Plan shall meet the drinking water quality standards required under Title 22 prior to use. (Consistent with this measure, the agricultural groundwater used to meet the needs of the Landmark Village project shall meet the drinking water quality standards required under Title 22 prior to use.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-17 In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan, the County shall require the applicant of that map to cause to be prepared a supplemental or subsequent Environmental Impact Report, as appropriate, pursuant to CEQA requirements. By imposing this EIR requirement on each Newhall Ranch tentative subdivision map application allowing construction, the County will ensure that, among other things, the water needed for each proposed subdivision is confirmed as part of the County's subdivision map application process. This mitigation requirement shall be read and applied in combination with the requirements set forth in revised Mitigation Measure 4.11-6, above, and in Senate Bills 221 and 610, as applicable, regardless of the number of lots in a subdivision map. (This measure has been satisfied by the County requiring preparation of this EIR for the Landmark Village project.) SP 4.11-18 Not applicable. SP 4.11-19 A Memorandum of Understanding (MOU) and Water Resource Monitoring Program have been entered into between United Water Conservation District and the Upper Basin Water Purveyors, effective August 20, 2001. The MOU/Water Resource Monitoring Program, when executed, will put in place a joint water resource monitoring program that will be an effective regional water management tool for both the Upper and Lower Santa Clara River areas as further information is developed, consistent with the MOU. This monitoring	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-19 (continued) program will result in a database addressing water usage in the Saugus and Alluvium aquifers over various representative water cycles. The parties to the MOU intend to utilize this database to further identify surface water and groundwater impacts on the Santa Clara River Valley. The applicant, or its designee, shall cooperate in good faith with the continuing efforts to implement the MOU and Water Resource Monitoring Program. As part of the MOU process, the United Water Conservation District and the applicant have also entered into a "Settlement and Mutual Release" agreement, which is intended to continue to develop data as part of an on-going process for providing information about surface and groundwater resources in the Santa Clara River Valley. In that agreement, the County and the applicant have agreed to the following: *"4.3 Los Angeles County and Newhall will each in good faith cooperate with the parties to the MOU and will assist them as requested in the development of the database calibrating water usage in the Saugus and Alluvium aquifers over multi-year water cycles. Such cooperation will include, but not be limited to, providing the parties to the MOU with historical well data and other data concerning surface water and groundwater in the Santa Clara River and, in the case of Newhall, providing Valencia Water Company with access to wells for the collection of well data for the MOU.*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-19 (continued) *4.4 Los Angeles County and Newhall further agree that the County of Los Angeles will be provided with, and consider, the then-existing data produced by the MOU's monitoring program in connection with, and prior to, all future Newhall Ranch subdivision approvals or any other future land use entitlements implementing the Newhall Ranch Specific Plan. If the then-existing data produced by the MOU's monitoring program identifies significant impacts to surface water or groundwater resources in the Santa Clara River Valley, Los Angeles County will identify those impacts and adopt feasible mitigation measures in accordance with the California Environmental Quality Act."* (Since the MOU was signed in 2001, the United Water Conservation District and the Upper Basin Water Purveyors [CLWA, Los Angeles County Waterworks District #36, CLWA Santa Clarita Water Division, NCWD and Valencia Water Company] have worked together to accomplish the stated purpose and objectives of the MOU. The MOU has resulted in the collection and analysis of groundwater and other hydrologic data, along with construction and calibration of a sophisticated regional groundwater flow model for the Upper Basin. These efforts benefit the service areas of both the United Water Conservation District and the Upper Basin water purveyors.) SP 4.11-20 Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-21 The applicant, in coordination with RWQCB staff, shall select a representative location upstream and downstream of the Newhall Ranch Specific Plan and sample surface and groundwater quality. Sampling from these two locations would begin upon approval of the first subdivision map and be provided annually to the RWQCB and County for the purpose of monitoring water quality impacts of the Specific Plan over time. If the sampling data results in the identification of significant new or additional water quality impacts resulting from the Specific Plan, which were not previously known or identified, additional mitigation shall be required at the subdivision map level. SP 4.11-22 Beginning with the filing of the first subdivision map allowing construction on the Specific Plan site and with the filing of each subsequent subdivision map allowing construction, the Specific Plan applicant, or its designee, shall provide documentation to the County of Los Angeles identifying the specific portion(s) of irrigated farmland in the County of Los Angeles proposed to be retired from irrigated production to make agricultural water available to serve the subdivision. As a condition of subdivision approval, the applicant or its designee, shall provide proof to the County that the agricultural land has been retired prior to issuance of building permits for the subdivision. (Consistent with this measure, the applicant of the Landmark Village project has provided the County with the required documentation. As a condition of approval of the Landmark Village tract map, the applicant will provide proof to the County	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.10 WATER SERVICE (continued)		
	SP 4.11-22 (continued) that the agricultural land in the County proposed to be retired from irrigated production, in fact, has been retired prior to issuance of building permits for the Landmark Village subdivision.) **SP Condition of Approval** Prior to approval of the first subdivision map which permits construction, a report will be provided by the applicant which evaluates methods to recharge the Saugus Aquifer within the Specific Plan, including the identification of appropriate candidate land areas for recharge. The report shall be subject to approval by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.11 WASTEWATER DISPOSAL		
Construction impacts would be less than significant, as portable, on-site sanitation facilities would be utilized during construction activities. The proposed Landmark Village project would generate a worst-case average total of 0.41 million gallons per day (mgd) of wastewater that would be treated by the Newhall Ranch WRP. The treatment capacity of the Newhall Ranch WRP would be 6.8 mgd, with a maximum flow of 13.8 mgd. Until the development of the Newhall Ranch WRP is complete, there are two options for the temporary conveyance and treatment of wastewater generated by the proposed project. The first option is to construct an initial phase of the Newhall Ranch WRP to serve the project site, with build-out of the WRP occurring over time as demand for treatment increases. As the WRP is intended to serve the Newhall Ranch Specific Plan area, of which Landmark Village is a part, the initial phase of the WRP would be designed and constructed to accommodate the project's predicted wastewater generation of 0.41 mgd. The second option would temporarily direct wastewater flows to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete. Based on County Sanitation Districts of Los Angeles County (CSDLAC) future wastewater generation estimates and the planned expansion of the Saugus and Valencia WRPs, the Valencia WRP would have sufficient capacity to temporarily accommodate the project's predicted wastewater generation of 0.41 mgd. For these reasons, wastewater disposal impacts would be less than significant.	SP 4.12-1 The Specific Plan shall reserve a site of sufficient size to accommodate a water reclamation plant to serve the Newhall Ranch Specific Plan. (This measure has been implemented by the Board of Supervisors' approval of the Newhall Ranch WRP within the boundary of the Specific Plan.) (*This mitigation measure is complete.)* SP 4.12-2 A 5.8 to 6.9 mgd water reclamation plant shall be constructed on the Specific Plan site, pursuant to County, state and federal design standards, to serve the Newhall Ranch Specific Plan. (This measure will be implemented pursuant to the project-level analysis already completed for the Newhall Ranch WRP in the certified Newhall Ranch Specific Plan EIR.) SP 4.12-3 The Conceptual Backbone Sewer Plan shall be implemented pursuant to County, state and federal design standards. SP 4.12-4 Prior to recordation of each subdivision permitting construction, the applicant of each subdivision shall obtain a letter from the new County sanitation district stating that treatment capacity will be adequate for that subdivision. SP 4.12-5 All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles Department of Public Works and the County Sanitation Districts of Los Angeles County, and/or the new County sanitation district or similar entity in accordance with their manuals, criteria, and requirements.	With implementation of the identified mitigation measures, the proposed project's wastewater disposal impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.11 WASTEWATER DISPOSAL (continued)		
	SP 4.12-6 Pursuant to Los Angeles County Code, Title 20, Division 2, all industrial waste pretreatment facilities shall, prior to the issuance of building permits, be reviewed by the County of Los Angeles Department of Public Works, Industrial Waste Planning and Control Section and/or the new County sanitation district, to determine if they would be subject to an Industrial Wastewater Disposal Permit. SP 4.12-7 Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.	
4.12 SOLID WASTE DISPOSAL		
Site preparation (vegetation removal and grading activities) and construction activities would generate a total of approximately 20,556 tons (an average of approximately 4,111 tons per year of construction waste over the 5-year buildout of the project assuming no recycling), or approximately 10,278 total tons assuming a 50 percent diversion rate. Upon buildout, the Landmark Village project would generate approximately 21,439 pounds of solid waste per day, or approximately 3,913 tons per year, assuming no solid wastes from the project would be recycled (a worst-case scenario). The project may also generate household types of hazardous waste. Cumulative development within the Santa Clarita Valley would generate 395,553 tons per year of solid waste, as well as hazardous waste, assuming no recycling. The project's share of 3,913 tons per year would represent 0.99 percent of this total. Mitigation has been identified to reduce construction and operation wastes to the extent feasible. Los Angeles County's ("County") landfills have been assessed and approved to have adequate capacity to service the existing population and planned growth until the year 2017. Capacity is projected to extend beyond the year 2017, when combined with other events that have expanded landfill capacity within the County,	SP 4.15-1 Each future subdivision which allows construction within the Newhall Ranch Specific Plan shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of subdivision review. Current applicable regulations include recycling areas that are: • compatible with nearby structures; • secured and protected against adverse environmental conditions; • clearly marked, and adequate in capacity, number and distribution; • in conformance with local building code requirements for garbage collection access and clearance; • designed, placed and maintained to protect adjacent developments and transportation corridors from adverse impacts, such as noise, odors, vectors, or glare;	Even with mitigation, the project's solid and hazardous waste impacts would be considered significant and unavoidable. In addition, cumulative solid and hazardous waste impacts would be considered significant and unavoidable.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 SOLID WASTE DISPOSAL (continued)		
(continued) such as recycling programs. Additionally, there is a potential for alternative solid waste disposal technologies to be developed and legislatively approved in the future; given the market forces that drive the solid waste industry, which could substantially reduce landfill disposal. However, currently, land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. Therefore, until other disposal alternatives adequate to serve existing and future uses for the foreseeable future are employed, the potential project and cumulative solid and hazardous waste impacts are considered significant and unavoidable.	SP 4.15-1 (continued) • in compliance with federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety; and • convenient for persons who deposit, collect, and load the materials. SP 4.15-2 Future multi-family, commercial, and industrial projects within the Specific Plan shall provide accessible and convenient areas for collecting and loading recyclable materials. These areas are to be clearly marked and adequate in capacity, number, and distribution to serve the development. SP 4.15-3 The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials. SP 4.15-4 The applicant of all subdivision maps which allow construction within the Specific Plan shall comply with all applicable future state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes. LV 4.12-1 The project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also prepare a Recycling and Reuse Plan to recycle, at a minimum, 50 percent of the construction and demolition debris, which shall be submitted to the Los Angeles County Environmental Programs Division.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.13 SHERIFF SERVICES		
The Los Angeles County (County) Sheriff's Department provides the primary law enforcement services for the Newhall Ranch Specific Plan site and the surrounding Santa Clarita Valley. Additionally, the Department of California Highway Patrol (CHP) provides traffic regulation enforcement; emergency incident management; and service and assistance on Interstate 5 (I-5), State Route (SR)-126, SR-14, and other major roadways in unincorporated portions of the Santa Clarita Valley area. The Sheriff's Department current officer-to-population ratio, without the proposed project, is less than the desired level of service set by the County. The CHP's service levels within unincorporated portions of the Santa Clarita Valley also are considered less than adequate at this time. Buildout of the Landmark Village project would significantly increase the demand for law enforcement and traffic-related services, both on the project site and within the local vicinity, in terms of the number of personnel and amount of equipment needed to adequately provide law enforcement services. Based on the Department's standard deputy-to-resident ratio, the proposed project would require the services of an additional four sworn Sheriff's Department officers. Payment of the law enforcement facilities fees (see Los Angeles County Code, ch. 22.74, sec. 22.74.010, et seq.) and new tax revenues would mitigate impacts to the Sheriff's Department to a less-than-significant level. Additionally, although not made necessary by the project, the applicant has entered into negotiations with the Sheriff's Department for the provision of a station site that would serve the entire Specific Plan site. Thus, the proposed project would not contribute to any cumulatively considerable impacts to Sheriff services. The proposed project also would increase demands for CHP services in the project area. Through increased revenues generated by the project proposed (via motor vehicle registration and drivers license fees paid by new on-site residents and businesses), the project would generate more than sufficient funding for the additional staffing and	SP 4.17-1 As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs. LV 4.13-1 Construction signs shall be posted with a reduced construction zone speed limit. These signs shall be posted to the satisfaction of the California Highway Patrol. LV 4.13-2 Prior to the commencement of construction activities, the project applicant, or its designee, shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft and other unlawful activity associated with construction-related activities. LV 4.13-3 Prior to the commencement of construction activities, the project applicant, or its designee shall prepare an approved traffic management plan for construction activities affecting rights-of-way within the jurisdiction of Caltrans and the Los Angeles County Department of Public Works. LV 4.13-4 Prior to the issuance of building permits for commercial, office, and industrial development, and for single-family and multi-family residential development where a Capital Improvement/Construction Plan has been adopted, the project applicant, or its designee shall pay the law enforcement facilities fee required by the Los Angeles County Code.	With implementation of the identified mitigation measures, the proposed project's Sheriff services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.13 SHERIFF SERVICES (continued)		
(continued) equipment that would be needed to serve the project area, including future demands. This funding can and should be allocated to the CHP by the State CHP for the Santa Clarita Valley station to meet projected demands. Therefore, project impacts to the CHP would be less-than-significant, and would not contribute to any cumulatively considerable impacts to CHP services. Construction of the proposed project would increase both the incidence of petty crimes on the site and construction traffic on SR-126, which may potentially delay emergency vehicles traveling through the area. However, by retaining the services of a private security company to patrol the project construction site, and by implementing a construction traffic control plan, any potentially significant construction-related impacts to law enforcement services would be reduced to a less-than-significant level. Finally, new resident and daytime populations (employees and visitors) at the project site would be subject to the same potential hazards as existing County residents. It is expected that State and County emergency evacuation plans would be implemented (and amended as necessary) to provide for the safe evacuation of all County residents and employees. Therefore, no significant impacts would occur relative to emergency evacuation in the event of a natural or man-made disaster. Construction of the proposed project would increase the incidence of petty crimes on the site and also would increase construction traffic on SR-126 that may potentially delay emergency vehicles traveling through the area. However, by retaining the services of a private security company to patrol the project construction site, and by implementing a construction traffic control plan, any potentially. significant construction-related impacts to law enforcement services would be reduced to a level below significant.	LV 4.13-4 Prior to the issuance of building permits for commercial, office, and industrial development, and for single-family and multi-family residential development where a Capital Improvement/Construction Plan has been adopted, the project applicant, or its designee shall pay the law enforcement facilities fee required by the Los Angeles County Code.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.13 SHERIFF SERVICES (continued)		
The proposed project also would increase demands for CHP services in the project area. Through increased revenues generated by the project as it builds out (via motor vehicle registration and drivers license fees paid by new on-site residents and businesses), the funding for additional staffing and equipment would be made available to the CHP for allocation by the state CHP office to the Santa Clarita Valley station to meet future demands. Therefore, project-related impacts to the CHP would be less than significant.		
4.14 FIRE PROTECTION SERVICES		
Fire protection and emergency medical response services for the Landmark Village project and the surrounding area are provided by the County's Fire District. Nine fire stations and three fire camps provide fire protection services for the Santa Clarita Valley area. Fire Station 76, located at 27223 Henry Mayo Drive in Valencia is the closest station to the project site. The closest available district response units would provide fire protection services. Should a significant incident occur, the entire resources of the Fire Department, not just the stations closest to the site, would serve the project. The County's Fire Department and a franchise private ambulance company also provide paramedic services to the area. The Landmark Village project site is located in an area that has been designated as a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4) by the County's Fire Department, which denotes the County Forester's highest fire hazard potential. The applicant is currently in discussions with the County's Fire Department with respect to the required MOU for Newhall Ranch. At this time, it is expected that the permanent off-site fire station to be constructed at the Del Valle Training Facility would ultimately provide the fire protection services for the Landmark Village project. As part of this negotiation the MOU process, The general locations of three fire stations within the Newhall Ranch Specific Plan have been agreed upon at this	SP 4.18-1 At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.	With implementation of the identified mitigation measures, the proposed project's fire protection services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
(continued) time. One station would be located within the Landmark Village site. In addition, stations are planned for within both the Mission Village and Potrero Village sites to the west and southwest of the Landmark Village project site, respectively. Until such time as the Del Valle first of the fire stations is completed, existing Fire Station No. 76 would serve the project site. The proposed project would be required to meet all County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. As a result, the project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels. Therefore, by implementing the adopted Specific Plan mitigation measures in combination with the recommended project-specific mitigation, the proposed project would not have a significant project or cumulative impact on fire protection services or fire hazards in Santa Clarita Valley	SP 4.18-2 Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/ retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval. SP 4.18-3 Each subdivision map and site plan for the proposed Specific Plan shall comply with all applicable building and fire codes and hazard reduction programs for Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval. SP 4.18-4 The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The Fire District will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of 1 acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3-engines, 1 paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	SP 4.18-4 (continued) Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District, will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service. The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("fire protection plan") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	SP 4.18-4 (continued) Newhall Ranch development. The developer and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly. *(This measure has been superceded by the ongoing MOU negotiations process.* ***Mitigation Measure LV 4.14-2*** *contains the updated requirements.).* LV 4.14-1 Prior to approval of a final subdivision map for the project, the applicant must prepare and submit for approval by the County Fire Department a fuel modification plan, a landscape plan and an irrigation plan for the project, as required by Section 1117.2.1 of the County of Los Angeles Fire Code. LV 4.14-2 Prior to the issuance of any building permits, the applicant must obtain approval of a Memorandum of Understanding (MOU) from the Fire Chief of the Fire District that sets out requirements necessary to fully mitigate all impacts of the Newhall Ranch Project on fire protection and emergency medical services. The MOU will include the provisions for apparatus, land, construction and equipping of fire stations, and other requirements necessary to fully mitigate the impacts of the Newhall Ranch Project on emergency services. For the Landmark Project, the MOU will require a fully equipped fire stations that is constructed on 1.25 acres and built to Fire District approved requirements/specifications, and vehicle apparatus (a fully equipped pumper engine and paramedic squad) be conveyed by applicant to the Fire District prior to the issuance of the 723rd certificate of occupancy.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	LV 4.14-3 If the project applicant alters the Fire District's road access, it must provide paved access acceptable to the Fire District from Chiquito Canyon Road to the Del Valle facility. LV 4.14-4 The proposed development shall provide multiple ingress/egress access for the circulation of traffic, and emergency response issues. Said determinations shall be approved through the tentative map approval. LV 4.14-5 The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Specifics for said requirements shall be established during the review and approval process of the tentative map. LV 4.14-6 This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met. LV 4.14-7 Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	LV 4.14-8 Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width and indicated on the Tentative or Exhibit "A" maps. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. LV 4.14-9 Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, 6 inches. Applicant to obtain all necessary permits prior to the commencement of trimming of any protected tree species. LV 4.14-10 The maximum allowable grade shall not exceed 15 percent except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20 percent will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17 percent. Grade breaks shall not exceed 10 percent in 10 feet. LV 4.14-11 When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department, requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting during the subdivision tentative map stage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	LV 4.14-12 Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is encouraged that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use. LV 4.14-13 Prior to construction, the following items shall be addressed: a. Installation and inspection of the required all weather access to be provided as determined by building permit issuance. b. Fire hydrants shall be installed and tested prior to the clearance for the commencement of construction. **INSTITUTIONAL:** LV 4.14-14 The development may require fire flows up to 8,000 gpm at 20 psi residual pressure for up to a four-hour duration as outlined in the 2002 County of Los Angeles Fire Code Appendix III-AA. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used. LV 4.14-15 Fire hydrant spacing shall be based on fire flow requirements as outlined in the 2002 County of Los Angeles Fire Code Appendix III-BB. Additional hydrants will be required if hydrant spacing exceeds specified distances. LV 4.14-16 All access devices and gates shall comply with California Code of Regulations, Title 19, Article 3.05 and Article 3.16, Los Angeles County Fire Department Regulation #5.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	COMMERCIAL/HIGH-DENSITY RESIDENTIAL: LV 4.14-17 The development may require fire flows up to 5,000 gpm at 20 psi residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used. Fire flows shall be established as part of the tentative map review process with the submittal of architectural details to determine actual flow requirement. If adequate architectural detail is unavailable during the tentative map review process, maximum fire flows will be established with the ability of the fire flow to be changed during the actual architectural plan review by Fire Prevention Engineering for building permit issuance. LV 4.14-18 Fire hydrant spacing shall be 300 feet and shall meet the following requirements: a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant. b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. c. Additional hydrants will be required if hydrant spacing exceeds specified distances. d. When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block. e. A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	LV 4.14-19 Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. LV 4.14-20 All on-site driveways/roadways shall provide a minimum unobstructed width of 26 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure. LV 4.14-21 Driveway width for non-residential developments shall be increased when any of the following conditions will exist: a. Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure. b. Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway. c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans. d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch-high letters. Driveway labeling is necessary to ensure access for Fire Department use.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	SINGLE-FAMILY/TWO-FAMILY DWELLING UNITS: LV 4.14-22 Single-family detached homes shall require a minimum fire flow of 1,250 gpm at 20 psi residual pressure for a 2-hour duration. Two-family dwelling units (duplexes) shall require a fire flow of 1,500 gpm at 20 psi residual pressure for a 2-hour duration. When there are five or more condominium units are taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gpm at 20 psi residual pressure for a 2-hour duration. LV 4.14-23 Fire hydrant spacing shall be 600 feet and shall meet the following requirements: a. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant. b. Lots of 1 acre or more shall place no portion of a structure where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant. c. When cul-de-sac depth exceeds 450 feet on a residential street, fire hydrants shall be required at the corner and mid-block. d. Additional hydrants will be required if hydrant spacing exceeds specified distances during the tentative map review process or building permit plan check.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 FIRE PROTECTION SERVICES (continued)		
	LV 4.14-24 Streets or driveways within the development shall be provided with the following: a. Provide 36 feet in width on all streets where parking is allowed on both sides. b. Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street. c. Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street. d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch-high letters. Driveway labeling is necessary to ensure access for Fire Department use. e. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. LV 4.14-25 A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.15 EDUCATION		
The Castaic Union School District (Castaic District) and the William S. Hart Union High School District (Hart District) currently provide public elementary, junior high/middle school and senior high school education in the Landmark Village project area. The Castaic District provides elementary school service (Kindergarten [K} and grades 1—6) and middle school service (grades 7 and 8) to the project site. The Hart District provides junior high school (grades 7 and 8) and senior high school (grades 9—12) service. The Landmark Village project would generate an estimated 299 new elementary students, 138 new middle school students, and 173 new senior high school students for the two Districts at build-out. The "School Facilities Funding Agreement Between the Castaic Union School District and Newhall Land and Farming Company" (Castaic School Funding Agreement), effective November 20, 1997, and included in this EIR (**Appendix 4.15**), would mitigate Landmark Village impacts on the Castaic District. Under the Castaic School Funding Agreement, the applicant and the Castaic District have provided a financing schedule and a financing plan, in combination with certain mitigation payments, which will provide permanent facilities, including land, buildings, furnishings and equipment to house grades K–5 and 6–8 students who will reside in the Riverwood Village Planning Area of the Newhall Ranch Specific Plan. The proposed Landmark Village project is part of the Riverwood Village Planning Area. Once implemented, the Castaic School Funding Agreement would fully mitigate Landmark Village's direct and cumulative impacts on the Castaic District's educational facilities.	SP 4.16-1 The Specific Plan developer shall reserve five elementary schools sites, one junior high school site and one high school site, of 7 to 10, 20 to 25, and 40 to 45 acres in size, respectively, depending upon adjacency to local public parks and joint use agreements. SP 4.16-2 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District. SP 4.16-3 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District. SP 4.16-4 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District. SP 4.16-5 In the event that School District boundaries on the Specific Plan site remain unchanged, prior to recordation of all subdivision maps which allow construction, the developer of future subdivisions which allow construction is to pay to the Castaic Union School District the statutory school fee for commercial/industrial square footage pursuant to Government Code Sections 65995 and 65996, unless a separate agreement to the contrary is reached with the District.	With implementation of the identified mitigation measures, the proposed project's education impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.15 EDUCATION (continued)		
Project-specific impacts on the Hart District would be mitigated through the separate "School Facilities Funding Agreement Between the William S. Hart Union High School District and The Newhall Land and Farming Company" (Hart School Funding Agreement), effective October 1998, and included in this EIR (**Appendix 4.15**). The Hart School Funding Agreement conditionally obligates The Newhall Land and Farming Company to provide up to three additional junior high schools and two additional senior high schools to the Hart District. Once implemented, the Hart School Funding Agreement would fully mitigate Landmark Village's direct and cumulative impacts on the Hart District's educational facilities. Cumulative student generation under the Development Monitoring System (DMS) Build-Out Scenario and the Santa Clarita Valley Build-Out Scenario cannot be accommodated by existing or planned facilities within the school facilities that serve the valley; therefore, cumulative impacts on the school districts would be significant. Compliance, as appropriate, with existing School Facilities Funding Agreements and other mechanisms (e.g., Senate Bill [SB] 50, the Valley-Wide Joint Fee Resolution, and/or new school facilities funding agreements) would reduce cumulative development impacts on the school districts to below a level of significance and no significant unavoidable cumulative impacts to educational services are anticipated. *No significant unavoidable impacts would result from implementation of the proposed Landmark Village project.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.16 PARKS AND RECREATION		
The proposed Landmark Village project includes a 9.74-net-acre Community Park. The Community Park is consistent with the Specific Plan's Land Use Overlay Community Park designation for the area, and is located adjacent to a 9-acre elementary school. The project also includes 5.23 acres of private recreation areas, 3.13 acres of the Specific Plan's Regional River Trail, and 4.10 acres of community trails. Implementation of these project components results in a parkland dedication equivalent to approximately 7.1 acres per 1,000 persons, which is greater than the Los Angeles County (County) and Quimby Act requirements of 3.0 acres per 1,000 persons. The proposed project includes a hierarchy of community, local and other trails connecting to the Specific Plan's Regional River Trail, which traverses the Santa Clara River. The basic Quimby park land obligation for the subdivision is 10.78 net acres of park land; pursuant to the Newhall Ranch Specific Plan, the 15.45 acres by which the subdivision exceeds its Quimby obligation will be credited against other subdivisions within the Newhall Ranch Specific Plan area. Measured against the identified significance thresholds, the proposed Landmark Village project meets County parkland requirements, exceeds Quimby Act parkland standards, and would not result in significant impacts to local parks and recreation facilities. Implementation of cumulative projects would incrementally increase demand for local park facilities. However, the proposed project would meet County parkland requirements and exceed the Quimby Act parkland standards. Further, future development projects would be subject to the Quimby Act and County requirements, which would mitigate the demand associated with each future project. As a result, no significant cumulative impacts on County parks and recreation facilities would occur with implementation of the proposed project. Because the proposed Landmark Village project meets the County parkland requirements and exceeds the Quimby Act	SP 4.20-1 Development of the Newhall Ranch Specific Plan will provide the following acreages of parks and open area: • Ten public Neighborhood Parks totaling 55 acres, • Open Areas totaling 1,106 acres of which 186 acres are Community Parks, • High Country Special Management Area of 4,214 acres, • River Corridor Special Management Area of 819 acres, • A 15-acre lake, • An 18-hole golf course, and • A trail system consisting of: – Regional River Trail, – Salt Creek Corridor, – Community trails, and – Unimproved trails. SP 4.20-2 Prior to the construction of the proposed trail system, the Specific Plan applicant shall finalize the alignment of trails with the County Department of Parks and Recreation. SP 4.20-3 Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards. Because the proposed Landmark Village project meets the County parkland requirements and exceeds the Quimby Act requirements, no further mitigation measures are required for the proposed project beyond those adopted as part of the Newhall Ranch Specific Plan.	With implementation of the identified mitigation measures, the proposed project's parks and recreation impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.16 PARKS AND RECREATION		
(continued) requirements, no further mitigation measures are required for the proposed project beyond those adopted as part of the Newhall Ranch Specific Plan.		
4.17 LIBRARY SERVICES		
The project site of the proposed Landmark Village project is located in the Valencia Library Service area of the County of Los Angeles Public Library (County Library). In addition to the Valencia library, the Santa Clarita Valley area is served by three other County libraries (Newhall Library, Canyon Country Jo Anne Darcy Library, and Castaic Library) and the Santa Clarita Valley Bookmobile. Existing library space in the Santa Clarita Valley does not meet the County Library's service level guidelines. Based on the County Library's service level guidelines of 0.50 square foot of library facilities per capita and a collection size of 2.75 items (books, magazines, periodicals, audio, video, etc.) per capita, the development of the proposed project would require a total of 1,840 square feet of library facilities and 10,120 items. As part of the County's approval of the Newhall Ranch Specific Plan, the County adopted a library mitigation measure requiring that the developer provide funding for the construction and development of library facilities on the Specific Plan site. The mitigation measure provides that, prior to issuance of the first residential building permit on Newhall Ranch, the County Librarian and the developer must develop a mutually acceptable "Library Construction Plan." The plan must outline the library construction requirements and define elements such as location, size, funding, and timing of facilities. The Library Construction Plan, a completion schedule, land dedication criteria, and a funding plan must be defined and set forth in a MOU between the developer and the County Librarian. Revenues collected by the County library over the course of buildout of the project would partially fund library services in the new library. With mitigation, any potential impacts to library services caused by project construction and occupancy would be reduced to less than significant levels.	SP 4.19-1 The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment, and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules. The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s). Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the	With implementation of the identified mitigation measures, the proposed project's library services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.17 LIBRARY SERVICES (continued)		
With respect to cumulative impacts, new development occurring within the Santa Clarita Valley would increase demand for books and library space. However, payment of the Library Developer Fee at $790.00 per residential unit (as of July 1, 2008), by other foreseeable regional projects would mitigate potentially significant cumulative impacts on the County Library to less than significant levels. *As stated above, the Library Construction Plan as set forth in a Memorandum of Understanding (MOU) between the developer and the County Librarian would mitigate library impacts resulting from the proposed project, and would be prepared in lieu of the County's Library Developer Fee.*	SP 4.19-1 (continued) population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("Library Construction Plan") and the criteria for timing the completion of the library(s) will be defined in a MOU between the developer and the County Librarian. Such MOU shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule. If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch. No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.18 AGRICULTURAL RESOURCES		
Development of the Landmark Village tract map and related off-site improvements would convert to non-agricultural land uses 199 acres of Prime Farmland, 6 acres of Farmland of Statewide Importance, and 143 acres of Unique Farmland for a total of 348 acres of threshold criterion agricultural land. Additionally, site development would disturb 17 acres of Farmland of Local Importance and 600 acres of Grazing Land. No feasible mitigation exists to reduce the impacts resulting from the conversion of threshold criterion agricultural land to a less than significant level. The irreversible loss of 348 acres of threshold criterion agricultural land as a result of the Landmark Village project is considered a significant impact consistent with the findings of the Newhall Ranch Specific Plan Program EIR. Based on the applicable significance thresholds, the loss of Farmland of Local Importance and Grazing Land is not considered a significant impact.	SP 4.4-1 Purchasers of homes located within 1,500 feet of an agricultural field or grazing area are to be informed of the location and potential effects of farming uses prior to the close of escrow. SP 4.4-2 Not applicable.	The project-specific impacts resulting from the loss of prime agricultural land are considered significant and unavoidable. In addition, the cumulative conversion of prime agricultural land to non-agricultural uses constitutes a loss of an irreplaceable resource and is considered a significant and unavoidable cumulative impact.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 UTILITIES		
The Landmark Village proposed project would require energy resources and infrastructure to serve the project site. Current projections for energy supply and demand by Southern California Edison (SCE) and the Southern California Gas Company (SCGC)indicate that these utility providers would have sufficient electricity and natural gas resources to serve the project site. In addition, the proposed project would comply with statewide energy efficiency requirements. Further, consistent with the Newhall Ranch Specific Plan Program EIR, providing electricity and natural gas to the Landmark Village project site would not require a considerable extension of distribution infrastructure. Importantly, several of Landmark Village's design features would reduce its demand for energy resources, and further ensure that all impacts to utilities-related resources are less than significant. First, Landmark Village's residential, commercial, and public buildings would exceed current state efficiency standards (i.e., Title 24 of the California Code of Regulations [2005]) by at least 15 percent, thereby reducing the overall demand for electricity and natural gas resources. In addition, the project applicant has committed to rely on renewable energy sources to meet a portion of the project's energy demands, and is evaluating the feasibility of energy efficient municipal lighting and smart meter programs. With implementation of the mitigation measures from the certified Newhall Ranch Specific Plan Program EIR, and implementation of the "green" project design features, the Landmark Village project is anticipated to result in less than significant impacts to electricity and natural gas resources and infrastructure.	SP 4.14-1 All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the *California Administrative Code*). SP 4.14-2 Southern California Edison or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions. SP 4.14-3 All future tract maps are to comply with Southern California Edison or other energy provider guidelines for grading, construction, and development within SCE easements. SP 4.14-4 Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and Southern California Edison or other energy provider as each tract is designed and constructed. SP 4.14-5 All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to Edison or other energy provider facilities as a condition of their approvals. SP 4.14-6 Not applicable.	With implementation of the identified mitigation measures, the proposed project's utilities impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 UTILITIES (continued)		
	SP 4.13-1 All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the *California Administrative Code*). SP 4.13-2 A letter from the Southern California Gas Company or other gas provider is to be obtained prior to recordation of all future subdivisions stating that service can be provided to the subdivision under construction. SP 4.13-3 The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage. SP 4.13-4 All potential buyers or tenants of property in the vicinity of Southern California Gas Company transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains. Project design features that are recommended for incorporation as mitigation measures in **Section 4.23, Global Climate Change**, of this Recirculated EIR also would reduce the proposed project's demand for electricity and natural gas. As these measures are recommended for adoption and incorporation into a mitigation monitoring and reporting program, these measures can be relied upon in this analysis as feasible measures designed to reduce the proposed project's demand for energy resources.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 UTILITIES (continued)		
	The mitigation measures recommended in **Section 4.23** are in addition to those adopted in the previously certified Newhall Ranch Specific Plan Program EIR. To indicate that the measures relate specifically to the Landmark Village project, each measure is preceded by "LV," which stands for Landmark Village. Accordingly, the applicable mitigation measures are: LV 4.23-1 through LV 4.23-7. In addition to the mitigation measures set forth above, the project applicant also is pursuing implementation of two potentially feasible programs that may result in further energy demand reductions. As discussed extensively in Section 4.23, the project applicant has committed to working with Los Angeles County, SCE, and SCGC, as applicable, to evaluate the feasibility of energy efficient municipal lighting and smart meter programs. Please refer directly to **Section 4.23, Global Climate Change**, of this Recirculated EIR for additional information on the terms of the seven mitigation measures identified above and the two programs being evaluated for feasibility.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.20 MINERAL RESOURCES		
The Landmark Village project site, utility corridor, and borrow site are located within an MRZ-2 zone, which indicates that information exists which that identifies the area as a location with significant mineral deposits present, or a location with a high likelihood of the presence of mineral deposits. The water tank site is located in the MRZ-3 zone, which indicates that mineral deposits are expected to occur in this area, but the extent of such deposits is unknown at the present time. However, neither the tract map site, utility corridor, borrow site, nor water tank site are the subjects of active mineral extraction operations. Further, the tract map site, utility corridor, borrow site, and water tank sites are not identified as a "locally-important mineral resource recovery site" or a "regionally significant construction aggregate resource area" by the County of Los Angeles General Plan or the Santa Clarita Valley Area Plan. In addition, at the time the Newhall Ranch site was designated by the County of Los Angeles as "Specific Plan," which serves as the zoning designation for the property, there were no areas within Newhall Ranch used for mineral extraction. Under the Specific Plan designation, the area currently is zoned for development of various Specific Plan land uses and not long-term mineral extraction activities.	None required	Less Than Significant

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.20 MINERAL RESOURCES (continued)		
The Specific Plan zoning designation allows for the development of a mixed-use planned community, with sand and gravel extraction activities allowed during tract grading and construction phases on the sites to be developed. Additionally, extraction activities are permitted in the Visitor-Serving (VS) and Open Area (OA) zones under a conditional use permit, which is not proposed. Thus, the current zoning designation for the entire Newhall Ranch site allows the area to be available for mineral extraction uses on a limited basis in areas that are already proposed for, and in association with, development (i.e., on tentative tract map sites). Furthermore, the majority of mineral resources of value are expected to be located in the River Corridor and not on the project site, and, therefore, the continued availability of these resources would not be significantly affected by the proposed project. Therefore, project implementation will not result in a significant impact in relation to the loss of availability of a known mineral resource or a locally important mineral resource recovery site.	None required	Less Than Significant
4.21 ENVIRONMENTAL SAFETY		
The potential environmental safety impacts relative to development of the Landmark Village project site include soil contamination attributable to past and present agricultural activities, on-site petroleum (i.e., oil) drilling and pipeline activities, and the disposal of on-site hazardous materials debris. Hazardous materials generally include petroleum products (including oil and gasoline), automotive fluids (antifreeze, hydraulic fluid), paint, cleaners (dry cleaning solvents, cleaning fluids), and pesticides from agricultural uses (at higher concentrations). Byproducts generated as a result of activities using hazardous materials (such as dry cleaning solvents, oil, and gasoline) are considered hazardous waste. Contamination usually takes the form of a hazardous materials or waste spill in soil. Such contamination can penetrate soils into the groundwater table, resulting in the pollution of a local water supply. Commercial uses, particularly those using underground storage tanks (UST), are most common in causing such contamination.	SP 4.5-1 Not applicable. SP 4.5-2 Only non-habitable structures shall be located within SCE easements. SP 4.5-3 Prior to issuance of grading permits, all abandoned oil and natural gas-related sites must be remediated to the satisfaction of the California Department of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the SCAQMD, and/or the RWQCB (Los Angeles region). SP 4.5-4 Not applicable. SP 4.5-5 The Specific Plan is to meet the requirements of Southern California Gas Company (SCGC) in terms of pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements. These requirements would be explicitly defined at the future tentative map stage.	With implementation of the identified mitigation measures, the proposed project's environmental safety impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.21 ENVIRONMENTAL SAFETY (continued)		
Potential environmental safety impacts associated with the project site involve observed stained soil (including possible petroleum hydrocarbon contamination) near abandoned oil wells and pipelines, aboveground storage tanks (ASTs) and equipment storage areas. Unless mitigated, these potentially contaminated soils could result in significant impacts, especially if construction utilizing these soils, or contamination within these soils, was permitted without proper monitoring and testing. When remediated to local, state and federal standards, including re-abandonment procedures for previously abandoned wells and pipelines, any potentially significant impacts relative to these conditions would be reduced to below a level of significance and, therefore, would not result in environmental safety hazards to Landmark Village residents, employees and/or visitors or to adjacent properties. Another potential safety impact associated with the project site relates to the disposal of on-site debris, including asbestos-containing materials (ACMs). Unless appropriately disposed of, ACMs could result in safety hazards to project construction workers.	SP 4.5-6 All potential buyers or tenants of property in the vicinity of Southern California Gas Company transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains. SP 4.5-7 In accordance with the provisions of the Los Angeles County Building Code, Section 308(d), all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be provided with methane gas protection systems. Buildings located within 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the State of California Division of Oil and Gas. SP 4.5-8 In accordance with the provisions of the Los Angeles County Building Code, Section 308(c), all buildings and structures located within 1,000 feet of a landfill containing decomposable material (in this case, Chiquita Canyon Landfill) shall be provided with a landfill gas migration protection and/or control system. SP 4.5-9 In accordance with the provisions of the Los Angeles County Code, Title 11, Division 4, Underground Storage of Hazardous Materials regulations, the County of Los Angeles Department of Public Works shall review, prior to the issuance of building permits by the County of Los Angeles, any plans for underground hazardous materials storage facilities (e.g., gasoline) that may be constructed or installed within the Specific Plan.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.21 ENVIRONMENTAL SAFETY (continued)		
The presence of pesticides in the soils from historic agricultural operations, and the continuing use of pesticides in connection with ongoing agricultural activities, constitutes a potential impact, although the impact does not rise to a significant level. Soil sampling has been conducted to determine on-site concentrations of pesticides. The results showed no concentration of hazardous pesticides exceeding the residential or industrial use Preliminary Remediation Goals. Additionally, no Proposition 65 pesticides have been used on the Landmark Village project site. With respect to the future use of pesticides, due to the regulation of those pesticides used by agricultural activities occurring on Newhall Ranch, including the chemical and physical properties of those pesticides used, the requirement to use the pesticides in accordance with manufacturer specifications, and the mode of application of the pesticides, it is not expected that humans would be subject to either acute overexposure or chronic exposure to any of the pesticides used. Therefore, the on-site use of pesticides would not create a potential public health hazard, and would create no significant impact to the development property or its residents.	LV 4.21-1 During grading operations, those areas of the Landmark Village tract map property, the Adobe Canyon borrow site and the Chiquito Canyon grading site identified as formerly containing above-ground storage tanks, current agricultural storage areas and current soil staining by the Phase I Environmental Site Assessment of Landmark Village Tentative Tract Map No. 53108, Highway 126, Newhall Ranch, California (BNA Environmental, May 2004) and Addendum Letter Phase I Environmental Site Assessment of Proposed Water Tank Locations and Utility Corridor Easements Associated With the Proposed Landmark Village Development Tentative Tract Map No. 53108, State Highway 126, Newhall Ranch, California (BNA Environmental, September 2004) (see **Appendix 4.21**), shall be investigated for the presence of petroleum hydrocarbons and hazardous materials and/or wastes, and, where necessary, shall be remediated in conformance with applicable federal, state, and local laws, to the satisfaction of the California Department of Conservation, Division of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the SCAQMD, and/or the RWQCB (Los Angeles region). LV 4.21-2 During grading operations, all former oil wells located on the Landmark Village tract map property, the Adobe Canyon borrow site and the Chiquito Canyon grading site shall be reabandoned according to the requirements of the California Department of Conservation, Division of Oil and Gas, if such sites are to be disturbed or are located in an area of development.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.21 ENVIRONMENTAL SAFETY (continued)		
	LV 4.21-3 During grading operations, all pipelines located on the Landmark Village tract map property or the Chiquito Canyon grading site that will no longer be used to transport oil products shall be reabandoned according to the requirements of the California Department of Conservation, Division of Oil and Gas. The soil beneath these pipelines shall be assessed for petroleum hydrocarbons. Any contaminated soil located within grading operations or development areas shall be remediated in conformance with applicable federal, state, and local laws, to the satisfaction of the California Department of Conservation, Division of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the SCAQMD, and/or the RWQCB (Los Angeles region). Any pipeline to remain in use shall be assessed for hydrocarbon leakage. LV 4.21-4 During grading operations, all scattered suspect asbestos-containing material debris located on the Landmark Village tract map property, the Adobe Canyon borrow site and the Chiquito Canyon grading site shall be disposed of in accordance with applicable federal, state, and local requirements. LV 4.21-5 In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, underground storage tanks, or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities shall cease immediately until the subject site is evaluated by a qualified professional. Work shall not resume until appropriate actions recommended by the professional have been implemented to demonstrate that contaminant concentrations do not exceed risk-based criteria.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 CULTURAL/PALEONTOLOGICAL RESOURCES		
Phase I and II archaeological surveys of all cultural resources were undertaken within the Newhall Ranch Specific Plan, including the Landmark Village tract map site. The Phase I survey resulted in the discovery and recording of two prehistoric archaeological sites. Subsequently, Phase II archaeological studies were conducted at these sites. One site (CA-LAN-2233) was found to contain two components: a northern component containing a subsurface archaeological deposit and intact artifacts; and a southern component consisting solely of a surface scatter of stone artifacts. The northern component contains scientific information that may contribute to the reconstruction of local prehistory; therefore, development of this northern area has the potential to result in significant impacts to cultural resources. The second component represented lithic scatter that had been extensively disturbed and did not contribute to the knowledge of prehistoric pathways. The Phase II testing determined that the second site (CA-LAN-2234) did not represent an extant archaeological site. Inadvertent direct and/or indirect disturbance during construction to any sensitive cultural resource found on the project site would be considered a significant impact absent mitigation. A Phase I paleontologic report was prepared to determine the likelihood of encountering paleontologic resources on the project site. This report focused on a literature and records search, as well as an extensive field survey of the area proposed for development. The proposed project would occur in geologic formations with high and moderate potential for the discovery of fossil remains. Therefore, grading activities associated with the proposed project could have significant impacts on the region's paleontological resources absent mitigation.	SP 4.3-1 Any adverse impacts to California-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) operation is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the scientific information contained therein, thereby mitigating all significant impacts to the affected cultural resource. SP 4.3-2 Any significant effects to California-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to relocate, analyze, and re-inter the disturbed burial at some more appropriate and environmentally secure locale within the region. SP 4.3-3 In the unlikely event that additional artifacts are found during grading within the development area or future roadway extensions, an archaeologist will be notified to stabilize, recovers and evaluate such finds. SP 4.3-4 As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the	With implementation of the identified mitigation measures, the proposed project's cultural/paleontological resources impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 CULTURAL/PALEONTOLOGICAL RESOURCES (continued)		
	SP 4.3-4 (continued) Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Because of known presence of microvertebrates in the Saugus Formation, samples of at least 2,000 pounds of rock shall be taken from likely horizons, including localities 13, 13A, 14, and 23. These samples can be stockpiled to allow processing later to avoid delays in grading activities. The frequency of these samples will be determined based on field conditions. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. Because of the long duration of the Specific Plan, a reassessment of the paleontological potential of each rock unit will be used to develop mitigation plans for subsequent subdivisions. The report shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, field notes of the collectors and include recommendations for future monitoring efforts in those rock units. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 CULTURAL/PALEONTOLOGICAL RESOURCES (continued)		
	LV 4.22-1 Although no other significant cultural resources were observed or recorded, all grading activities and surface modifications must be confined to only those areas of absolute necessity to reduce any form of impact on unrecorded (buried) cultural resources that may exist within the confines of the project area. In the event that resources are found during construction, activity shall stop and a qualified archaeologist shall be contacted to evaluate the resources. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i). LV 4.22-2 For archeological sites accidentally discovered during construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.23 CLIMATE CHANGE		
The proposed Landmark Village project would result in the emission of greenhouse gases (GHGs). **Section 4.23** discusses the scientific and regulatory developments surrounding global climate change and provides a quantitative inventory for the emissions that would result from approving Landmark Village. In the absence of regulatory criteria, a significance criterion also was developed to assess the impact of the project's GHG emissions. Both project and cumulative impacts were assessed against the identified significance criterion. **Section 4.23** also discusses the Intergovernmental Panel on Climate Change's (IPCC) conclusion that there is a scientific consensus that global climate change is occurring, and that the frequency of heat extremes, heat waves, and heavy precipitation events likely will increase. Currently accepted models predict that continued GHG emissions at or above current rates will produce more extreme global climate changes during the 21st century than were observed during the 20th century. Relatedly, the section also addresses the IPCC's conclusion that human activities have increased atmospheric concentrations of GHGs. Nonetheless, there are uncertainties. The uncertainties relate to predicting: the actual climate change experienced by various areas of the world; the rate at which air and water temperatures will rise; whether the consequences of global climate change will be sudden or gradual; whether the consequences will be catastrophic or manageable; and whether international, national, state, and local measures will effectively reduce GHG emissions.[4]	LV 4.23-1 All residential buildings on the project site that are enabled by approval of the proposed project shall be designed to provide improved insulation and ducting, low E glass, high efficiency air conditioning units, and radiant barriers in attic spaces, as needed, or equivalent to ensure that all residential buildings operate at levels 15 percent better than the standards required by the version of Title 24 applicable at the time the building permit applications are filed. LV 4.23-2 All commercial and public buildings on the project site that are enabled by approval of the proposed project shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors or equivalent to ensure that all commercial and public buildings operate at levels 15 percent better than the standards required by the version of Title 24 applicable at the time the building permit applications are filed.	With implementation of the identified mitigation measures, the proposed project's climate impacts would be mitigated to below a level of significance, and no significant unavoidable impacts would occur.

4 *Climate Action Team Report to Governor Schwarzenegger and the Legislature*, California Environmental Protection Agency (March 2006) pp. 15-16. This report is available for public inspection and review at Los Angeles County Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012, and is incorporated by reference.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.23 CLIMATE CHANGE (continued)		
The emissions inventory for the proposed Landmark Village project considers eight categories of GHG emission sources that would result from approval of the Landmark Village project: (1) emissions due to land use/vegetation changes; (2) emissions from construction activities; (3) emissions associated with residential building use; (4) emissions associated with nonresidential building use; (5) mobile source emissions; (6) municipal source emissions; (7) area emissions; and (8) emissions associated with recreational center use. The emissions from land use/vegetation changes and construction activities are one-time emissions event, whereas emissions from the other sources would occur annually, throughout the life of the project. The inventory identified approximately 43,934 metric tons (tonnes) of carbon dioxide equivalent (CO_2e) one-time emissions, and 20,193 tonnes of CO_2e annual emissions. Of this annual amount, about 35 percent is attributable to vehicular emissions associated with residential and commercial activities, and about 57 percent is attributable to the energy use associated with residential and nonresidential buildings. If the one-time emissions are annualized, assuming a 40-uear development life (which likely is low), then the one-time emissions account for approximately 1,098 tonnes (or 5 percent) of the annualized emissions. Taking the annualized one-time emissions into account, the annual emissions are 21,291 tonnes per year.	LV 4.23-3 The project applicant or designee shall produce or purchase renewable electricity equivalent to the installation of one 2.0 kilowatt photovoltaic (i.e., solar) power system when undertaking the design and construction of each single-family detached residential unit on the project site that is enabled by approval of the proposed project; or, at the applicant's option, prior to commencing construction, the applicant shall secure offsets or credits for carbon dioxide equivalents from either the Climate Action Reserve of the California Climate Action Registry, the Chicago Climate Exchange, or similar reserve/exchange; or, alternatively, at the applicant's option, the applicant may pay to the South Coast Air Quality Management District (District) the equivalent amount of funds that would be due to buy credits from the Climate Action Reserve, Chicago Climate Exchange, or similar reserve/exchange for greenhouse gas emission mitigation purposes. In any case, installation of individual photovoltaic systems shall be considered when undertaking the design and construction of single-family residential units on the project site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.23 CLIMATE CHANGE (continued)		
These emission levels were analyzed to determine whether approval of Landmark Village would impede compliance with the GHG emissions reduction goals mandated by the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), which requires that California's GHG emissions be reduced to 1990 levels by 2020. The proposed project's CO_2e emissions from all annual sources are 31.2 percent below the level that would be expected if the proposed project were constructed consistent with the assumptions in the California Air Resources Board's projections for 2020 if "no actions are taken" (CARB 2020 NAT scenario). (See Climate Change Proposed Scoping Plan: A Framework for Change (Scoping Plan), California Air Resources Board (adopted December 2008).) Moreover, when the one-time land use/vegetation change and construction emissions are included, the proposed project's emissions are still 30.1 percent below the CARB 2020 NAT scenario. As provided in the Scoping Plan, a reduction of 29 percent below the CARB 2020 NAT scenario is required to meet the goals of AB 32. Therefore, the proposed project would not impede implementation of AB 32 as its reduction below the CARB 2020 NAT scenario is greater than that required in the Scoping Plan, and project impacts are less than significant.	LV 4.23-4 The project applicant or designee shall produce or purchase renewable electricity, equivalent to the installation of one 2.0 kilowatt photovoltaic (i.e., solar) power system on each 1,600 square feet of nonresidential roof area provided on the project site; or, at the applicant's option, prior to commencing construction, the applicant shall secure offsets or credits for carbon dioxide equivalents from either the Climate Action Reserve of the California Climate Action Registry, the Chicago Climate Exchange, or similar reserve/exchange; or, alternatively, at the applicant's option, the applicant may pay to the South Coast Air Quality Management District (District) the equivalent amount of funds that would be due to buy credits from the Climate Action Reserve, Chicago Climate Exchange, or similar reserve/exchange for greenhouse gas emission mitigation purposes. In any case, installation of individual photovoltaic systems shall be considered when undertaking the design and construction of nonresidential buildings on the project site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.23 CLIMATE CHANGE (continued)		
This inventory was prepared assuming that all emissions from Landmark Village would be "new," in the sense that absent development of Landmark Village these emissions would not occur. Given the global nature of GHG emissions, questions arise over whether new global GHG emissions are caused by economic and population growth, and not the local development projects that simply accommodate such growth. In addition, the proposed Landmark Village project's GHG emissions were assessed from a cumulative impact perspective. As discussed above, AB 32 requires approximately a 29 percent reduction of GHG emissions below the CARB 2020 NAT scenario. The project design features of Landmark Village would reduce its contribution of GHG emissions; therefore, especially when compared to a project that does not adopt such reduction strategies and sustainable development principles, the proposed project would enable California to meet its goal of returning to 1990 GHG emissions levels by 2020. As a result, the Landmark Village GHG emissions are not considered "cumulatively considerable" under CEQA.	LV 4.23-5 Consistent with the Governor's Million Solar Roofs Plan, the project applicant or designee, acting as the seller of any single-family residence constructed as part of the development of at least 50 homes that are intended or offered for sale, shall offer a solar energy system option to all customers that enter negotiations to purchase a new production home constructed on land for which a tentative subdivision map has been deemed complete. The seller shall disclose the total installed cost of the solar energy system option, and the estimated cost savings. LV 4.23-6 The project applicant shall use solar water heating for all pools located at the Landmark Village recreation centers. LV 4.23-7 The project applicant, in accordance with Los Angeles County requirements, will design and construct the approximately 11,000 square feet fire station so as to achieve LEED silver certification.[5]	

5 LEED certification is a performance-oriented rating system whereby building projects earn points for satisfying criterion designed to address environmental impacts inherent in the design, construction, operation and management of building

1.0 PROJECT DESCRIPTION

1. PURPOSE

*The purpose of this section is to describe the proposed Landmark Village project in a manner that will be meaningful to the public, reviewing agencies and decision makers. For purposes of the California Environmental Quality Act (CEQA), a complete project description must contain the following information: (a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location; (b) a statement of the objectives sought by the proposed project, which should include the underlying purpose of the project; (c) a general description of the project's technical, economic, and environmental characteristics; and (d) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision making, a list of permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements imposed by federal, state, or local laws, regulations or policies (*State CEQA Guidelines *Section 15124). An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the project's significant effects on the environment.*

This section describes the proposed project, as well as its location and characteristics, and it includes statements describing the project's objectives and the intended uses of this EIR.

2. LEAD AGENCY

Under CEQA, the public agency that has the principal responsibility for carrying out or approving a proposed project is referred to as the "lead agency" (*State CEQA Guidelines* Section 15367). The County of Los Angeles (County) acted as the lead agency for certification of the Newhall Ranch Program EIR, and approval of the Newhall Ranch Specific Plan and Water Reclamation Plant (WRP). Because the proposed Landmark Village project would implement the first phase of the Riverwood Village area of the approved Newhall Ranch Specific Plan, and because the County remains the public agency principally responsible for carrying out and approving proposed projects consistent with the Newhall Ranch Specific Plan, the County continues to act as the lead agency. Contact information for the County is as follows:

County of Los Angeles
320 West Temple Street
Los Angeles, California 90012
Contact: Samuel Dea, Department of Regional Planning
(213) 974-6461

3. RESPONSIBLE AGENCIES

Under CEQA, a public agency, other than a lead agency, that has discretionary approval power over the proposed project is considered a "responsible agency" (*State CEQA Guidelines* Section 15381). No public agency, other than the County of Los Angeles, has discretionary approval power over the proposed Landmark Village project; however, if the County approves this project, subsequent implementation of various project components could require discretionary approval authority from responsible agencies including, among others:

(a) California Department of Transportation (Caltrans);

(b) California Regional Water Quality Control Board (RWQCB);

(c) California Department of Fish and Game (CDFG);

(d) California Public Utilities Commission (CPUC);

(e) South Coast Air Quality Management District (SCAQMD);

(f) U.S. Fish and Wildlife Service (USFWS); and

(g) U.S. Army Corps of Engineers (ACOE).

This section is not intended to provide a complete and final listing of all subsequent discretionary actions or approvals that are needed, or may be needed, to implement the proposed project. This section is intended only to identify the responsible agencies, which may have subsequent discretionary approval authority over implementation of various project components in the future.

4. PROJECT APPLICANT

The applicant of the proposed project is described below:

The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355
Contact: Alex Herrell
(661) 255-4449

5. PROJECT SUMMARY

The Newhall Ranch Specific Plan was adopted by the Los Angeles County Board of Supervisors on May 27, 2003. The approved Specific Plan will guide the long-term development of the 11,999-acre Newhall Ranch community,[1] located in northern Los Angeles County, comprising a broad range of residential, mixed-use, and commercial land uses within five village areas.

The Specific Plan sets forth a comprehensive set of plans, development regulations, design guidelines, and implementation programs to develop the Specific Plan site, consistent with the goals, objectives, and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan, as amended by General Plan Amendment No. 94-087-(5) (approved May 27, 2003). The Specific Plan has been developed so that all subsequent development plans and subdivision maps associated with Newhall Ranch would be consistent with both the Los Angeles County General Plan and Santa Clarita Valley Area Plan. The Specific Plan also includes the Newhall Ranch WRP at the western edge of the Specific Plan area. Individual projects, such as residential, mixed-use, commercial, and non-residential developments, roadways, public facilities, and amenities would be developed over time in accordance with the approved Specific Plan.

The Land Use Plan (see, Specific Plan, Exhibit 2.3-1) provides the framework for the approved development within the Specific Plan site. The approved Land Use Plan describes the land use designations that include Residential (five types), Mixed-Use, Commercial, Business Park, Visitor-Serving, Open Area, the two River Corridor and High Country Special Management Areas/Significant Ecological Areas (SMA/SEA), and a Spineflower Conservation Overlay Easement area, all linked by a comprehensive system of roadways, trails, and paseos. Land use overlays are included on the approved Land Use Plan to show approximate locations of public facilities such as parks, schools, library, golf course, fire stations, and the Newhall Ranch WRP. Further information regarding the approved Specific Plan is provided below.

The proposed Landmark Village project is the first phase of implementing the approved Specific Plan. Specifically, the project applicant proposes to develop the 292.6-acre Landmark Village tract map site, located in the Riverwood Village within the boundary of the approved Specific Plan. To facilitate development of the Landmark Village tract map site (VTTM 53108), several off-site project-related components would be developed on an additional 770.8 acres of off-site land that, for the most part, is

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1 The total acreage shown in the adopted Specific Plan (May 2003) is 11,963 acres. Since approval of the Specific Plan in May 2003, more recent project-specific information has been developed, which shows that the total gross acres of the Specific Plan area is approximately 11,999 acres.

within the approved Specific Plan boundary (**Figure 1.0-3, Project Boundary/Environmental Setting**, shown later in this section).[2] These project-related components include the following:

- A cut and fill grading operation, which includes fill imported to the tract map site from a 181-acre borrow site (and related haul routes), located south of the Santa Clara River (the Adobe Canyon borrow site); grading to accommodate roadway improvements to State Route 126 (SR-126); grading the utility corridor area, which runs parallel to SR-126; and constructing four debris basins for stormwater flows collected by the tract map's storm drainage system on approximately 120 acres of land, located directly north of SR-126 and east and west of Chiquito Canyon (Chiquito Canyon grading site);

- 227-acre utility corridor, which would run parallel to SR-126, from the western boundary of the tract map site to the approved Newhall Ranch WRP near the Los Angeles County/Ventura County line, from the eastern boundary of the tract map site to the Old Road/Interstate 5 (I-5), and then south to Round Mountain, which would extend municipal services to and from the tract map site;

- Potable water tank;

- Conversion of an existing potable water tank to a recycled water tank; and

- Construction of the Long Canyon Road Bridge, bank stabilization, and storm drainage improvements.

For purposes of this EIR, the "tract map site" refers to the proposed location of the Landmark Village development site itself, and the "project site" generally includes the tract map site, and the Adobe Canyon borrow site, the Chiquito Canyon grading site with debris basins, the utility corridor, the water tank site, the Long Canyon Road Bridge, bank stabilization, drainage improvements and related haul routes. The entire project site comprises approximately 1,063.4 gross acres.

The land uses proposed as part of the Landmark tract map site are consistent with the approved Specific Plan. The Specific Plan's approved Land Use Plan designates the Landmark Village tract map site for single- and multi-family residential, mixed-use, and commercial land uses.[3] The Landmark Village tract map site proposes construction of 1,444 residential dwelling units (308 single-family units, 1,136 multi-family units), up to 1,033,000 square feet of mixed-use/commercial uses, a 9-acre elementary school, a 16-acre Community Park, a fire station, public and private recreational facilities, trails, trailhead, park and ride, and road improvements (**Table 1.0-3**, **Landmark Village Statistical Summary**, shown later in this section).

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2 Portions of the proposed utility corridor and the proposed potable water tank site (located within the Valencia Commerce Center business park) are outside the boundary of the Newhall Ranch Specific Plan.

3 See, Newhall Ranch Specific Plan (May 2003), Exhibit 2.3-1, Land Use Plan, Table 2.3-1, Specific Plan Overall Land Use Plan Statistical Table, and Exhibit 2.3-2, Village Plan (**Appendix 1.0**).

The project applicant is requesting approval of the following discretionary entitlements to allow for construction of the proposed Landmark Village project site: (a) General Plan Amendment No. 00-196, Sub-Plan Amendment No. 00-196 and Specific Plan Amendment No. 00-196; (b) Vesting Tentative Tract Map No. 53108; (c) Significant Ecological Area (SEA) Conditional Use Permit (CUP) No. 200500112 for project-level development within the Specific Plan's River Corridor Special Management Area (River Corridor SMA)/SEA 23 boundaries; (d) Oak Tree Permit No. 00196; (e) Off-Site Soil Transport Approval (part of CUP No. 00-196 entitlement request); (f) CUP No. 00-196 for off-site grading in excess of 100,000 cubic yards and construction of the off-site water tank; and (g) Modification to adopted County Floodway limits (collectively, "Project Approvals"). These Project Approvals are discussed in further detail later in this section.

Additional subsequent ministerial actions, such as grading permits, building plan review and building permits, would be required by the County prior to actual grading and construction of the proposed Landmark Village project site.

6. PROJECT LOCATION

Figure 1.0-1, **Regional Location**, illustrates the location of the Landmark Village project site within a regional context. **Figure 1.0-2**, **Vicinity Map**, shows that the project site, located in unincorporated Los Angeles County, Santa Clarita Valley Planning Area, within the approved Newhall Ranch Specific Plan boundary. The Santa Clarita Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forest areas to the north; Agua Dulce and the Angeles National Forest to the east; the major ridgeline of the Santa Susana Mountains, which separates Santa Clarita Valley from the San Fernando and Simi Valleys to the south; and the County of Ventura to the west.

Figure 1.0-3, **Project Boundary/Environmental Setting**, depicts the Landmark Village project boundary in relation to the approved Newhall Ranch Specific Plan. The tract map site is located immediately west of the confluence of Castaic Creek and the Santa Clara River. The Santa Clara River forms the southern boundary of the tract map site, while the northern tract map boundary is defined by SR-126. The eastern tract map boundary abuts Castaic Creek. The City of Santa Clarita is located further east of the project site, just beyond I-5.

Land uses surrounding the proposed project site include: (a) to the north, relatively sparse rural residential uses (the community of Val Verde and San Martinez Grande), the Chiquita Canyon Landfill, and high intensity business park uses (Valencia Commerce Center); (b) to the east, an existing water reclamation plant (Valencia WRP), a California Highway Patrol station, high intensity commercial/ recreational uses (Magic Mountain Theme Park), hotels, restaurants and service stations adjacent to I-5;

and (c) to the south and west, currently undeveloped land, which is part of the approved Newhall Ranch Specific Plan (**Figure 1.0-2**, **Vicinity Map**).

7. LAND USE DESIGNATIONS AND ZONING

a. Newhall Ranch Specific Plan

The approved Specific Plan is regulatory in nature and serves as the zoning and land use plan for Newhall Ranch.[4] Subsequent development plans and tentative subdivision maps must be consistent with the adopted General Plan, Area Plan, and Specific Plan.

The Specific Plan also establishes the regulations and standards for the protection of Open Areas and the two large River Corridor and High Country SMA/SEAs, totaling approximately 6,170 acres. These regulations and standards are part of the Newhall Ranch "Resource Management Plan," contained in Section 2.6 of the adopted Specific Plan.

As approved by the Board of Supervisors, the Specific Plan allows up to 21,308 dwelling units (including 423 second units);[5] 629 acres of mixed-use development; 67 acres of commercial uses; 249 acres of business park land uses; 37 acres of visitor-serving uses; 1,014 acres of open space, including 181 acres of Community Parks and 833 acres in other open spaces; 5,157 acres in special management areas; 55 acres in 10 neighborhood parks; 15-acre lake; public trail system; 18-hole golf course; three fire stations; land for a sheriff sub-station; public library; electrical station; reservation of five elementary school sites, one junior high school site, and one high school site; 6.8 million gallon per day (mgd) WRP; and other associated community facilities. Buildout of the Specific Plan is projected to occur over approximately 20 years, depending upon economic and market conditions.

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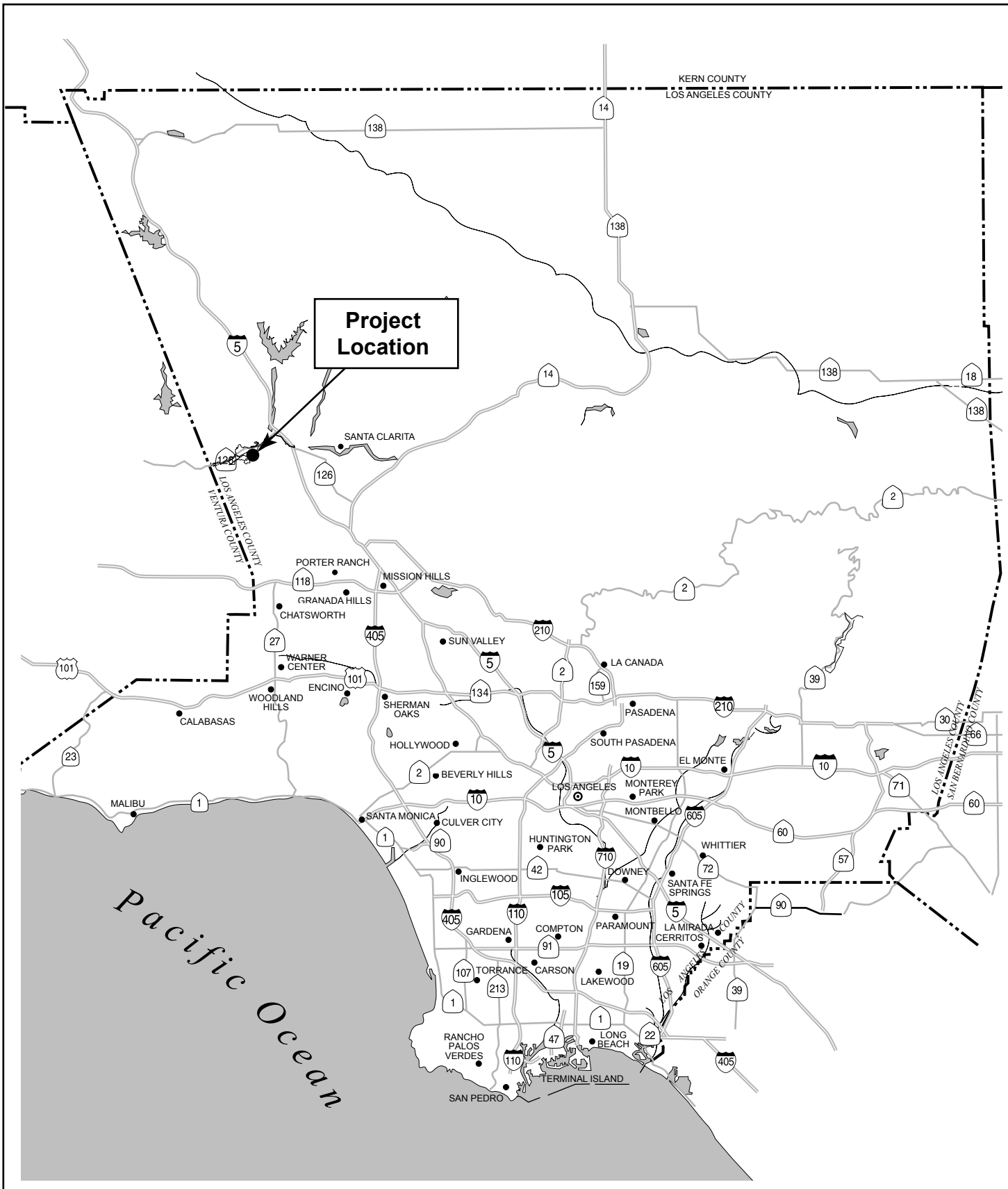
4 The Specific Plan was prepared pursuant to the provisions of the California Planning and Zoning Law, Title 7, Division 1, Chapter 3, Article 8, Government Code Sections 65450-65457. This law authorizes local jurisdictions, like the County, to adopt a Specific Plan by resolution. On May 27, 2003, the County's Board of Supervisors adopted a Resolution approving General Plan Amendments, Sub-Plan Amendments, and the Newhall Ranch Specific Plan.

5 Excluding the 423 second units, the approved Specific Plan allows up to 20,885 dwelling units.



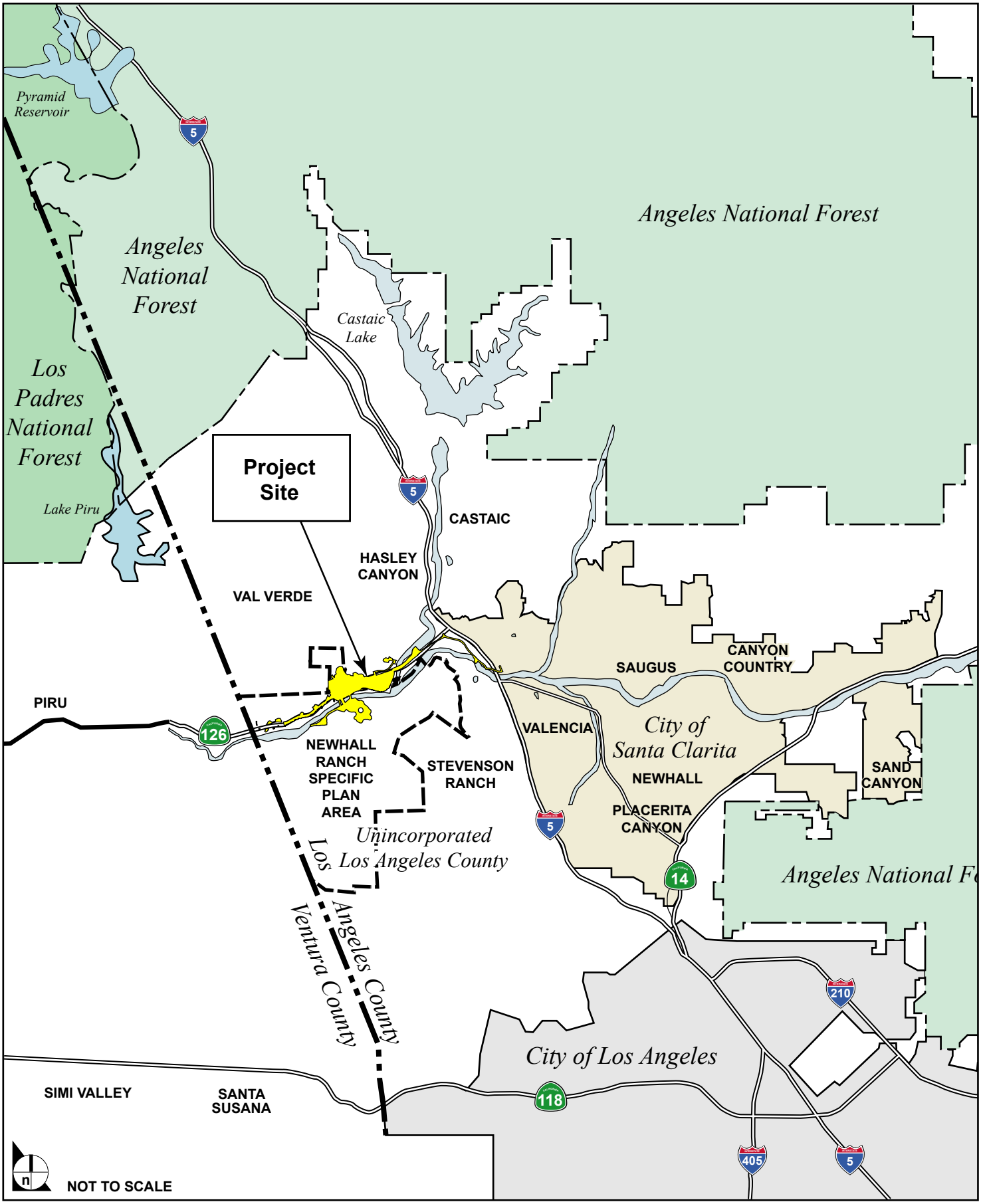
NOT TO SCALE

SOURCE: Impact Sciences, Inc. – May 2006

FIGURE **1.0-1**

Regional Location

32-92•10/08



SOURCE: Impact Sciences, Inc. – September 2008

FIGURE **1.0-2**

Vicinity Map

Val Verde

Newhall Ranch Specific Plan Boundary

Valencia Commerce Center Business Park

Water Tank Site

Chiquito Canyon Landfill

California Highway Patrol

Valencia Industrial Center

Reclaimed Water Tank Site

Castaic Creek

Utility Corridor

Travel Village

River

Valencia WRP

San Martinez Grande

Chiquito Canyon Grading Site

Landmark Village

Tract Map Boundary

Magic Mountain

Mission Village

Clara

Entrada

Utility Corridor

Adobe Canyon

Borrow Site

Santa

Los Angeles County

Ventura County

Undeveloped Land

Legacy Village

Westridge

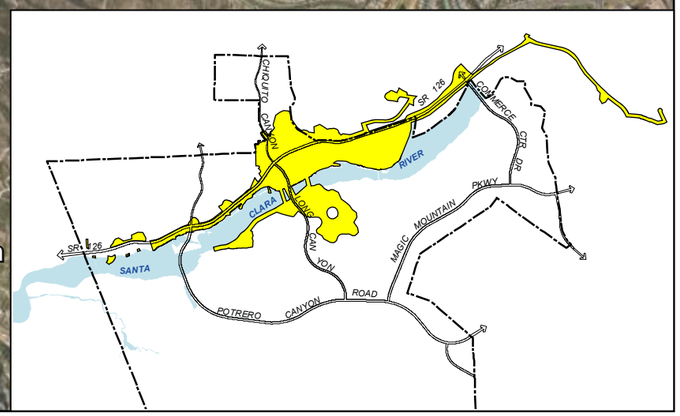
Stevenson Ranch

Legend:

- Tract Map Boundary
- Landmark Village Boundary
- Project Boundary

3000 1500 0 3000

APPROXIMATE SCALE IN FEET



SOURCE: Impact Sciences, Inc. – February 2008

FIGURE **1.0-3**

Project Boundary/Environmental Setting

32-92A•02/09

As discussed above, as a part of project approval on the Specific Plan in 2003, the Board of Supervisors required that three fire stations be constructed on the Newhall Ranch Specific Plan site. In summary, mitigation measures required that the project applicant and Fire Department enter into a Memorandum of Understanding (MOU) outlining the agreements, timing, and parameters by which fire stations would be developed on the Specific Plan site. Initially, it was assumed that the Landmark Village site would be served by a new fire station at the existing Del Valle fire training site. Since that time, the project applicant and the Fire Department have agreed to relocate the station into the Landmark Village tract map site. The locations for the two remaining fire stations within Newhall Ranch will be finalized in the MOU between the project applicant and the Fire Department.

The Specific Plan's adopted Land Use Plan (Specific Plan Exhibit 2.3-1) and the Overall Land Use Plan Statistical Table (Specific Plan Table 2.3-1) provide the framework for development of the Specific Plan area. The Specific Plan also contains an approved Village Plan (Specific Plan Exhibit 2.3-2), which identifies the five distinct villages. The five Specific Plan villages are:

(a) **Riverwood** – situated north of the Santa Clara River and along SR-126;

(b) **Oak Valley** – located in the westerly portion of Potrero Canyon;

(c) **Potrero Valley** – occupying the central and easterly portions of Potrero Canyon;

(d) **Long Canyon** – situated in the valley and hills adjacent to the Sawtooth Ridge, south of the Santa Clara River; and

(e) **The Mesas** – overlooking the Santa Clara River in the northeast portion of the Specific Plan site.

b. Specific Plan Land Use Designations – Landmark Village

The land use designations delineated on the Newhall Ranch Specific Plan Land Use Plan (Specific Plan Exhibit 2.3-1) are described in Sections 2.3 and 3.3 of the Specific Plan. The land use designations within the Landmark Village tract map site are summarized below.

(a) **Low-Medium Residential (LM)**. The LM land use designation provides for single-family detached, single-family attached, clustered single-family attached, and clustered single-family detached residential development. The Specific Plan contains additional regulations for this land use designation in the "Site Development Standards," which are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

Landmark Village. The project contains LM planning areas.

(b) **Medium Residential (M)**. The M land use designation provides for single-family detached, single-family attached, clustered single-family attached, clustered single-family detached, and multi-family development. The attached and multi-family types include townhomes, stacked flats, and apartments. The small-lot single-family units may include clustered attached and detached homes. The Specific Plan contains additional regulations for this land use designation in the "Site Development Standards," which are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

Landmark Village. The project contains M planning areas.

(c) **Mixed-Use (MU)**. The MU land use designation permits the coordinated development of commercial, office, and Medium Residential and High Residential uses. Provisions in the Specific Plan permit the mixing of land uses, including combining residential uses with commercial and/or office use on one building site or within a building. Where commercial and residential uses occur on the same building site, the primary access for residential portion for the project shall be a separate entrance.

The Specific Plan contains additional regulations for this land use designation in the "Site Development Standards," which are set forth in Specific Plan Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

There are four community-sized MU areas in the Newhall Ranch Specific Plan Land Use Plan. They are strategically placed within Newhall Ranch and, depending upon their location and amenities, are designed to serve an area larger than the immediate village.

Landmark Village. The project contains the MU land use designation, which includes a "Village Quad," with multi-family, commercial, office and public facility uses; all connected by a vehicular and pedestrian network of streets, traffic circles, courtyards, and paseos; and a "Village Center," with commercial, office and residential apartment uses, all flanked by the Regional River Trail.

(d) **Commercial (C)**. The C land use designation provides for the development of uses to serve the office and retail needs of the community. The location of commercial sites on urban arterial highways also permits these sites to provide commercial services to the surrounding regional area and to highway travelers.

Landmark Village. The project contains C planning areas.

(e) **River Corridor SMA (RC)**. This land use designation provides for the preservation, enhancement, public use, and management of the Santa Clara River, which flows east-west through the Specific Plan area. The boundaries of the River Corridor SMA generally correspond to the boundaries of the General Plan SEA 23 and have been realigned to reflect the areas of significant biological resources. Development standards are specifically structured to help ensure compatibility of uses within this special resource area. The County's General Plan SEA 23 designation is retained for this area.

The Specific Plan's Development Regulations (Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of the River Corridor SMA, and the adopted Resource Management Plan (Chapter 2, Section 2.6) has established a framework for the ongoing management of the River Corridor SMA/SEA 23.

Landmark Village. The River Corridor SMA/SEA 23 forms the southern boundary of the proposed project; and, therefore, the project contains RC planning areas.

c. Specific Plan Land Use Overlays – Landmark Village

The land use overlays delineated on the approved Newhall Ranch Specific Plan Land Use Plan (Exhibit 2.3-1) are described in Sections 2.3 and 3.3 of the Specific Plan. The land use overlays within the Landmark Village project site are summarized below.

(a) **Community Park (CP).** Three Community Park sites are shown on the approved Newhall Ranch Specific Plan Land Use Plan. Each park site is located in or adjacent to other Open Areas or SMAs to maximize recreational uses. Community Park improvements may include tot lots, playground equipment, ball fields, tennis/basketball courts, swimming pool, picnic facilities, turf areas, vehicular parking, restrooms, gyms, and indoor recreation centers. Community Parks are also accessed by the Specific Plan's bike and pedestrian trail network.

Landmark Village. The project includes one of the three Community Park overlays within the Newhall Ranch Specific Plan.

(b) **Elementary School (ES)**. Five Elementary School sites have been designated on the approved Newhall Ranch Specific Plan Land Use Plan, one in each village. Each school site is typically located adjacent to a Neighborhood Park.

Landmark Village. The project includes one of the five Elementary School sites within the Newhall Ranch Specific Plan. The proposed elementary school on the Landmark Village site is adjacent to a 16-acre Community Park. While the school and park are designed to operate independently, the

school may use the park facilities and the public may use the school facilities when the school is closed. Once constructed, the Castaic Union School District will operate the elementary school on the Landmark Village site.

d. Specific Plan Phasing and Monitoring – Landmark Village

(1) Phasing

The Newhall Ranch Specific Plan contains an approved phasing program (Chapter 5, Section 5.3). The primary purpose of the phasing program is to correlate appropriate infrastructure requirements with site development. To allow for a flexible phasing program, the five individual Specific Plan villages have been planned so that each village may be developed independently, in any order. The villages may also be developed concurrently to allow for maximum efficiency of infrastructure implementation and to meet market demand. Development within each of the five Specific Plan villages may be phased as long as infrastructure, including the roads, water, sewer, and drainage systems, is in place as development occurs.

The basic phasing mechanism of the Specific Plan is the tentative subdivision map. As each tentative subdivision map is processed, infrastructure requirements for that subdivision will be established. The infrastructure requirements for each tentative subdivision map must be substantially consistent with the Specific Plan's Master Circulation Plan (Exhibit 2.4-2), Master Trails Plan (Exhibit 2.4-5), and Public Services and Facilities Plan, including conceptual infrastructure plans for drainage and flood control (Exhibit 2.5-1), water (Exhibit 2.5-2), and sewer (Exhibit 2.5-3).

Landmark Village. The project represents the first phase of the Specific Plan implementation.

(2) Monitoring

The Specific Plan contains an approved monitoring program (Chapter 5, Section 5.4). The monitoring program contains provisions to ensure that Newhall Ranch is developed in a manner consistent with the development plans, development regulations, and design guidelines of the Specific Plan. The monitoring program's primary function is to establish a record of progress in the phasing of development and the implementation of required infrastructure. Concurrent with the submittal of each tentative subdivision map, the Specific Plan requires an updated and/or revised:

(a) Annotated Land Use Plan (Exhibit 5.4-1);

(b) Annotated Land Use Plan Statistical Summary Table (Table 5.4-1);

(c) Park and Recreation Improvements Summary (Table 5.4-2); and

(d) Infrastructure, Community Amenities, and Entitlements Status Summary (Table 5.4-3).

The monitoring program also divides the Specific Plan into Planning Areas within each of the five Specific Plan villages, and lists the land use as well as the allowable number of housing units, or the allowable amount of non-residential building square footage, within each village.[6]

Landmark Village. As required by the Specific Plan monitoring program, the project application includes both an updated Annotated Land Use Plan and Annotated Land Use Plan Statistical Summary Table. In addition, the project application includes updated tables for the Park and Recreation Improvement Summary, and the Infrastructure, Community Amenities and Entitlements Status Summary. Please refer to Recirculated Draft EIR **Appendix 1.0**, Newhall Ranch Specific Plan Land Use Tables, for copies of the above-referenced Newhall Ranch Specific Plan Annotated Land Use Plan, Annotated Land Use Plan Statistical Summary, and other updated monitoring tables.

The tract map portion of the Landmark Village site is located within the following Planning Areas of Riverwood Village, as shown in **Figure 1.0-3a, Newhall Ranch Specific Plan – Planning Areas of Riverwood Village**:

(a) RW-27, RW-29, and RW-30 (Mixed Use);

(b) RW-31, RW-32, and RW-33 (Medium);

(c) RW-34 (Low-Medium);[7]

(d) RW-35 (Commercial);

(e) RW-36-a (Commercial); and

(f) RW-36-b (Mixed-Use).[8]

Under the Specific Plan, within the Landmark Village Planning Areas, a maximum of 1,444 dwelling units is allowed within Planning Areas RW-27, and RW-29 through RW-34, along with 1,549,500 square feet of allowable mixed-use/commercial development within Planning Areas RW-27, RW-29 and RW-30, RW-35, RW-36-a and RW-36-b. For purposes of comparison, the Landmark Village project contains a

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6 Please refer to the Newhall Ranch Specific Plan's Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1).

7 According to the Specific Plan, the total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444 dwelling units.

8 Planning Area RW-36 has been identified as a potential site for a transit station, and has been divided into two sub-areas as part of the Landmark Village project: Planning Area RW-36-a (Commercial) and Planning Area RW-36-b (Mixed Use).

maximum of 1,444 dwelling units and up to 1,033,000 square feet of mixed-use/commercial development (including a fire station), along with supporting parks, trails, trailhead, an elementary school, park and ride, and all required public facilities and infrastructure. As shown in **Table 1.0-1**, the Landmark Village project has been designed to be consistent with the land use designations within the applicable Planning Areas of the Riverwood Village area of the Specific Plan.

Table 1.0-1
Newhall Ranch Specific Plan – Landmark Village
Maximum Allowed Land Use by Land Use Designation and Project Planning Areas

Approved Specific Plan Riverwood Village[3]					Proposed Landmark Village	
Land Use Designation	**Planning Area**	**Gross Acres**	**Planned Units[1] (du)**	**Mixed-Use[1]/ Commercial (max sq.ft.).**	**Proposed Units (du)**	**Proposed Mixed-Use/ Commercial Space (sq.ft.)**
MU	RW-27	27.8	No Cap	594,000	144	322,900
MU	RW-29	25.0	No Cap	475,500	-	317,000
MU	RW-30	12.5	No Cap	283,500	50	189,000
M	RW-31	26.5	456	-	221	-
M	RW-32	14.1	309	-	92	-
M	RW-33	39.5	600	-	218	-
LM	RW-34	116.6	801	-	719	-
C	RW-35	15.6	--	196,500	-	131,000
C	RW-36[2]	6.7	--	-	-	73,100
			2,166 du[1]	**1,549,500**	**1,444**	**1,033,000**

[1] *The total number of residential units within the Planning Areas RW-27 and RW-29 through RW-34 shall not exceed 1,444 dwelling units (du) according to footnote 3 of Table 5.4-1, Annotated Land Use Plan Statistical Table, of the Newhall Ranch Specific Plan.*

[2] *Planning Area RW-36 has been identified as a potential site for a transit station, and can be divided into two sub-areas: Planning Area RW-36-a (Commercial) and Planning Area RW 36-b (Mixed Use).*

[3] *Only those Planning Areas applicable to Landmark Village are depicted.*

du = dwelling units; sq.ft. = square feet

8. REQUESTED PROJECT APPROVALS

Consistent with the Specific Plan (Chapter 5), implementation of the Specific Plan is to be carried out through the application and processing of County entitlements, including tentative subdivision maps, conditional use permits, oak tree permits, and other discretionary approvals or permits. In addition, the Specific Plan calls for all land subdivision maps of any type (e.g., tentative or final, vesting or non vesting, tract or parcel) to be submitted, reviewed, and approved in accordance with the Los Angeles County Subdivision Ordinance and the California Subdivision Map Act.[9]

The project applicant is requesting the Project Approvals described below, which would govern development of the proposed Landmark Village project. Prior to adopting the Project Approvals, the County must certify that (a) this EIR has been reviewed and considered; (b) the EIR has adequately analyzed the potential impacts of the proposed project; (c) it has been completed in compliance with CEQA, the *CEQA Guidelines*, and the County's *Environmental Document Reporting Procedures and Guidelines*; and (d) it reflects the independent judgment of the Board of Supervisors. The requested Project Approvals are described in further detail below:

(a) **General Plan Amendment.** An amendment is requested to the County's Master Plan of Highways within the Transportation Element of the Los Angeles Countywide General Plan for a highway located within the Landmark Village project area of the Newhall Ranch Specific Plan. Within the Landmark Village project site, the circulation plan is characterized by a system of local streets that would access the site to and from a curvilinear road identified as "A" Street on the Vesting Tentative Tract Map No. 53108. This street traverses the site in an east-west direction. Two north/south roadways, Wolcott Road and Long Canyon Road, would connect "A" Street to the off-site highway system. The primary function of "A" Street is to provide connectivity between the Landmark Village neighborhoods and access from local streets to the arterial highway system.

The project applicant is requesting that "A" Street be downgraded from a four-lane Secondary Highway in the current General Plan to a two-lane Collector Street. While "A" Street is an integral component of the Landmark Village circulation system, it is not critical to the overall Specific Plan and areawide circulation system and, consequently, the applicant is requesting that the Secondary Highway designation be changed to a Collector Street.

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9 Where the provisions or procedures of the Los Angeles County Subdivision Ordinance conflict with the provisions of the approved Specific Plan, the Specific Plan applies (see Specific Plan, Chapter 5, Section 5.2).

The forecasted traffic volumes on "A" Street support the change in designation of "A" Street from a Secondary Highway to a Collector Street. A Collector Street can typically accommodate approximately 10,000 average daily trips (ADT) at a Level of Service (LOS) C. "A" Street would have traffic volumes substantially less than 10,000 ADT for the entire length of the roadway, except for the short segment between future Long Canyon Road and the roundabout near the future "A" Street/Long Canyon Road intersection. For that segment, which would have volumes ranging from 16,000 ADT to 20,000 ADT, two travel lanes in each direction are proposed. Accordingly, based on the traffic volumes forecasted for "A" Street, the roadway designation can change to a Collector Street. **Figure 1.0-4** depicts the existing Secondary Highway designation from the General Plan, and **Figure 1.0-5** shows the proposed amended plan requested for approval by the project applicant.

(b) **Sub-Plan Amendment.** The applicant is also proposing an amendment to the Santa Clarita Valley Area Plan, Circulation Plan, to downgrade "A" Street from a Secondary Highway to a Collector Street for the reasons outlined above. **Figure 1.0-6** depicts the existing Circulation Plan from the Santa Clarita Valley Area Plan, and **Figure 1.0-7** shows the proposed amended plan requested for approval by the project applicant.

(c) **Specific Plan Amendment.** The applicant is proposing an amendment to the Specific Plan Master Circulation Plan (Exhibit 2.4-2) to change "A" Street from a Secondary Highway to a Collector Street for the reasons outlined above. Furthermore, the applicant is proposing an amendment to provide a modified street design for "A" Street within the Landmark Village project site. **Figure 1.0-8** depicts the existing Secondary Highway designation from the Specific Plan Master Circulation Plan, and **Figure 1.0-9** shows the proposed new Collector Street designation.

Legend:

PV-17	PLANNING AREA
E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS *
	SCE/UTILITY EASEMENTS
	CDFG SPINEFLOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).

2000 1000 0 2000

APPROXIMATE SCALE IN FEET

RIVERWOOD

THE MESAS

LONG CANYON

OAK VALLEY

POTRERO VALLEY

HIGH COUNTRY

GOLDEN STATE FREEWAY (I-5)

SOURCE: Newhall Ranch Specific Plan – May 2003

FIGURE **1.0-3a**

Newhall Ranch Specific Plan – Planning Areas of Riverwood Village

32-92•11/08

LEGEND:

MAJOR HIGHWAY
100 feet standard right of way width

Existing

Proposed

SECONDARY HIGHWAY
80 feet standard right of way width

Existing

Proposed

LIMITED SECONDARY HIGHWAY
64 to 80 feet standard right of way width

Existing

Proposed

PARKWAY
Right of way width variable -
80 feet minimum

Existing

Proposed

EXPRESSWAY
Right of way width variable -
180 feet maximum

Existing

Proposed

FREEWAY
Right of way width variable

Existing

Proposed

OTHER MAP FEATURES

National Forest Boundary

Unincorporated Area of Los Angeles County

Local Street (Thomas Bros. Maps Co. street file)

NOT TO SCALE

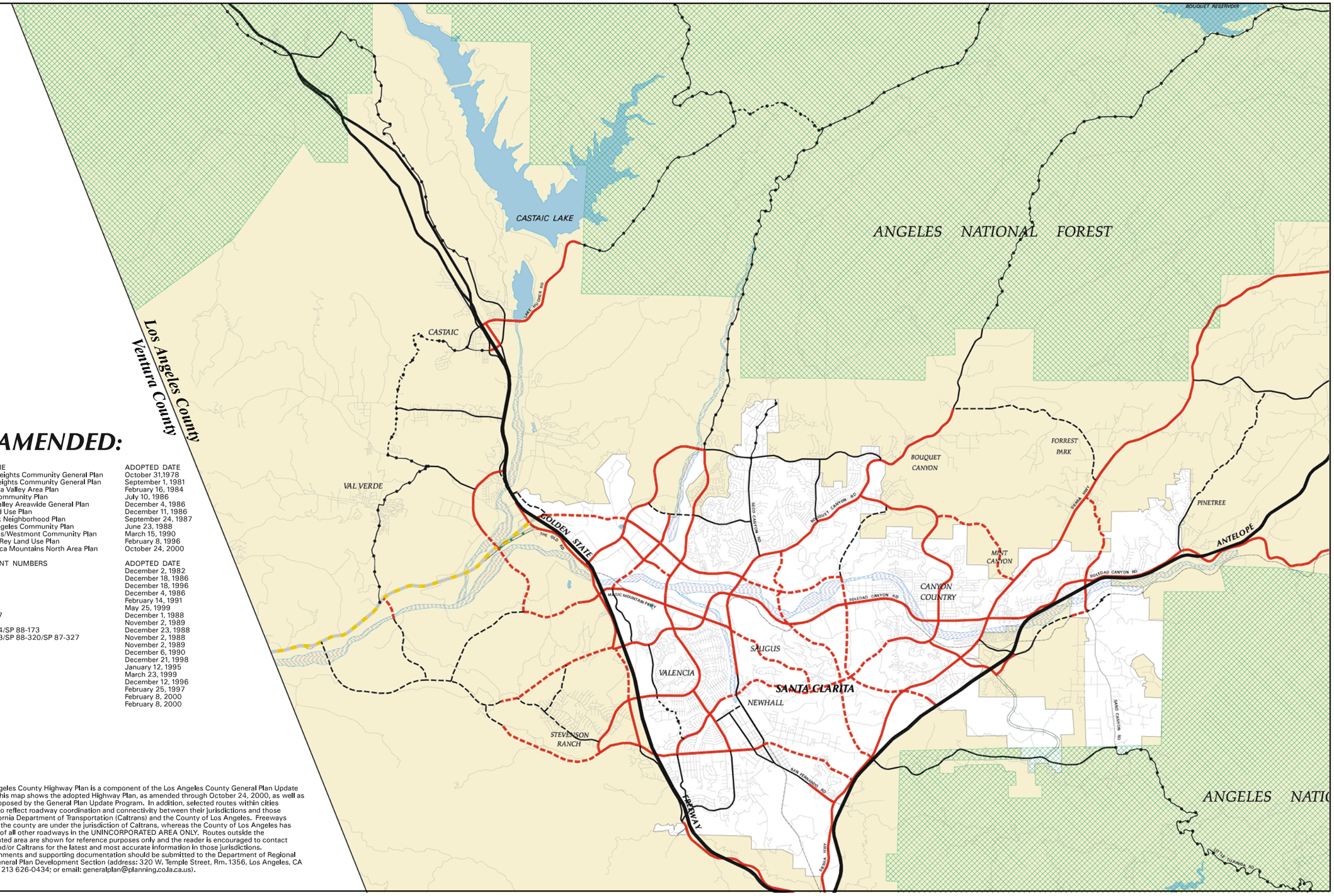
AS AMENDED:

PLAN NAME	ADOPTED DATE
Hacienda Heights Community General Plan	October 31,1978
Rowland Heights Community General Plan	September 1, 1981
Santa Clarita Valley Area Plan	February 16, 1984
Altadena Community Plan	July 10, 1986
Antelope Valley Areawide General Plan	December 4, 1986
Malibu Land Use Plan	December 11, 1986
Walnut Park Neighborhood Plan	September 24, 1987
East Los Angeles Community Plan	June 23, 1988
West Athens/Westmont Community Plan	March 15, 1990
Marina Del Rey Land Use Plan	February 8, 1996
Santa Monica Mountains North Area Plan	October 24, 2000

AMENDMENT NUMBERS	ADOPTED DATE
SP 82-052	December 2, 1982
SP 85-004	December 18, 1986
SP 85-015	December 18, 1996
SP 86-001	December 4, 1986
SP 87-067	February 14, 1991
SP 87-222	May 25, 1999
SPA 87-327	December 1, 1988
SP 88-007	November 2, 1989
CPA 88-004/SP 88-173	December 23, 1988
CPA 88-003/SP 88-320/SP 87-327	November 2, 1988
SP 88-472	November 2, 1989
SP 89-363	December 6, 1990
SP 92-074	December 21, 1998
SP 94-010	January 12, 1995
SP 94-087	March 23, 1999
SP 96-007	December 12, 1996
SP 96-164	February 25, 1997
SP 98-143	February 8, 2000
SP 99-084	February 8, 2000

NOTE:

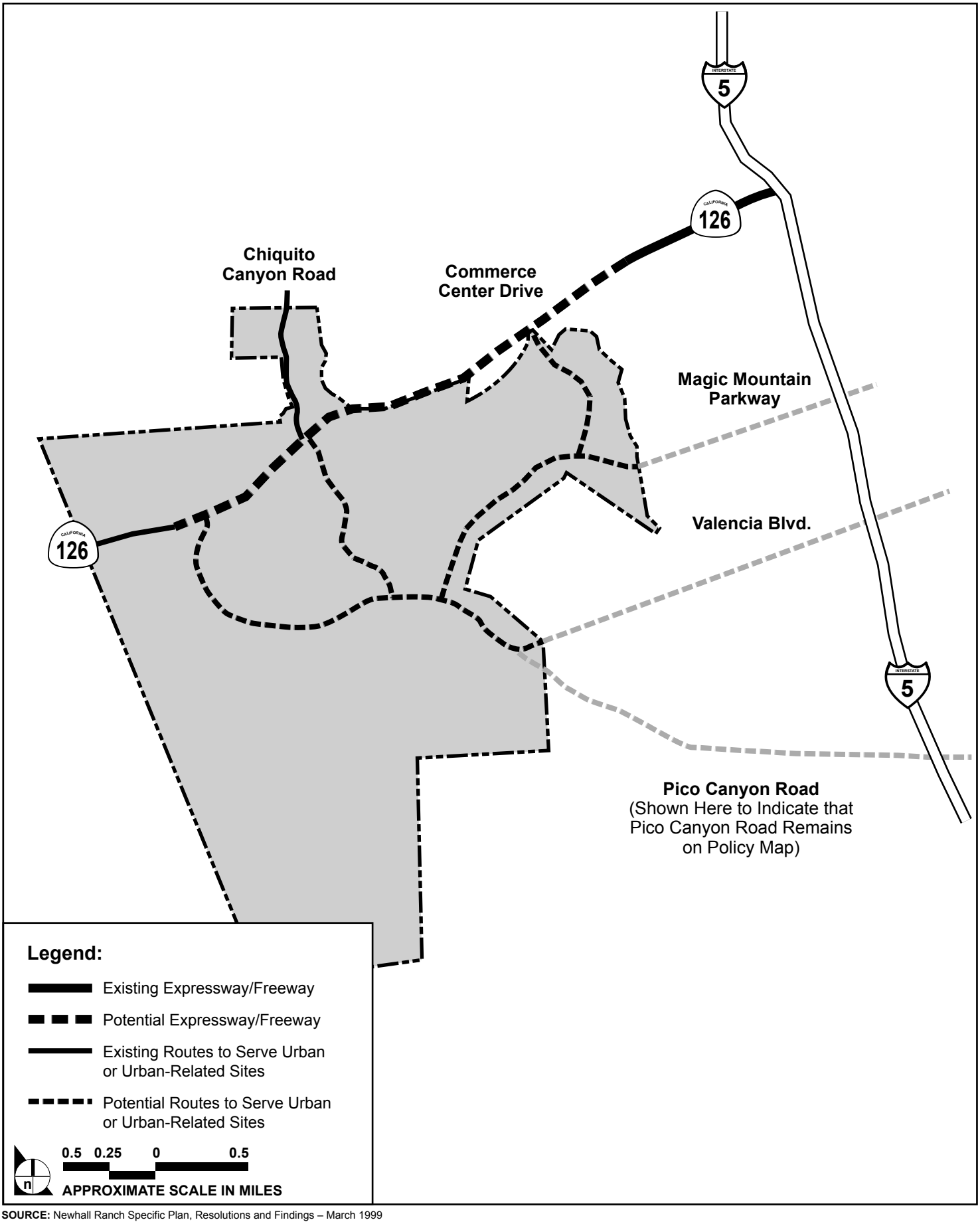
The Los Angeles County Highway Plan is a component of the Los Angeles County General Plan Update Program. This map shows the adopted Highway Plan, as amended through October 24, 2000, as well as changes proposed by the General Plan Update Program. In addition, selected routes within cities are shown to reflect roadway coordination and connectivity between their jurisdictions and those of the California Department of Transportation (Caltrans) and the County of Los Angeles. Freeways throughout the county are under the jurisdiction of Caltrans, whereas the County of Los Angeles has jurisdiction of all other roadways in the UNINCORPORATED AREA ONLY. Routes outside the unincorporated area are shown for reference purposes only and the reader is encouraged to contact each city and/or Caltrans for the latest and most accurate information in those jurisdictions. Written comments and supporting documentation should be submitted to the Department of Regional Planning General Plan Development Section (address: 320 W. Temple Street, Rm. 1356, Los Angeles, CA 90012; fax: 213 626-0434; or email: generalplan@planning.co.la.ca.us).



SOURCE: Los Angeles County Department of Regional Planning – June 2004

FIGURE **1.0-4**

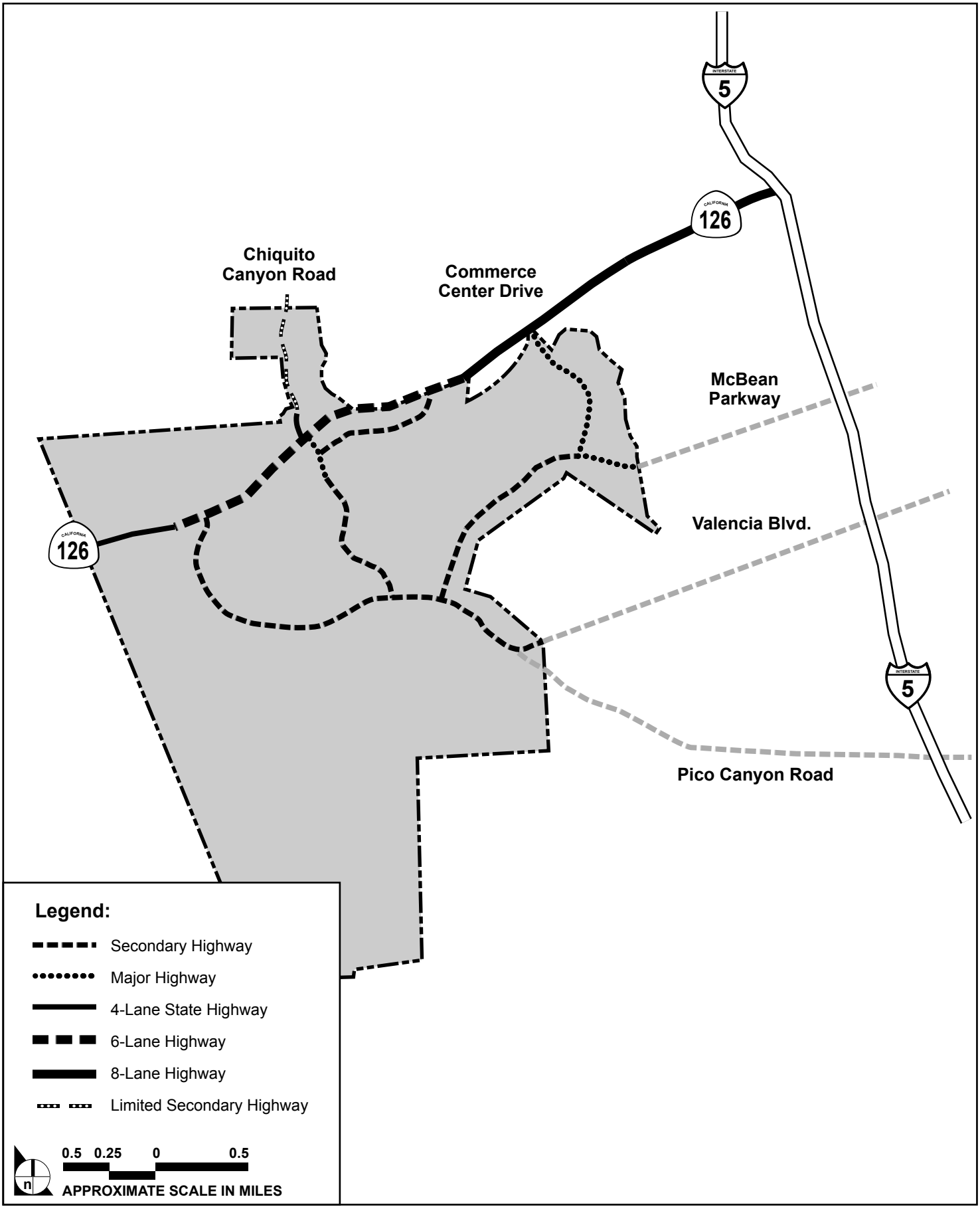
Existing Secondary Highway Designation – General Plan



SOURCE: Newhall Ranch Specific Plan, Resolutions and Findings – March 1999

FIGURE **1.0-5**

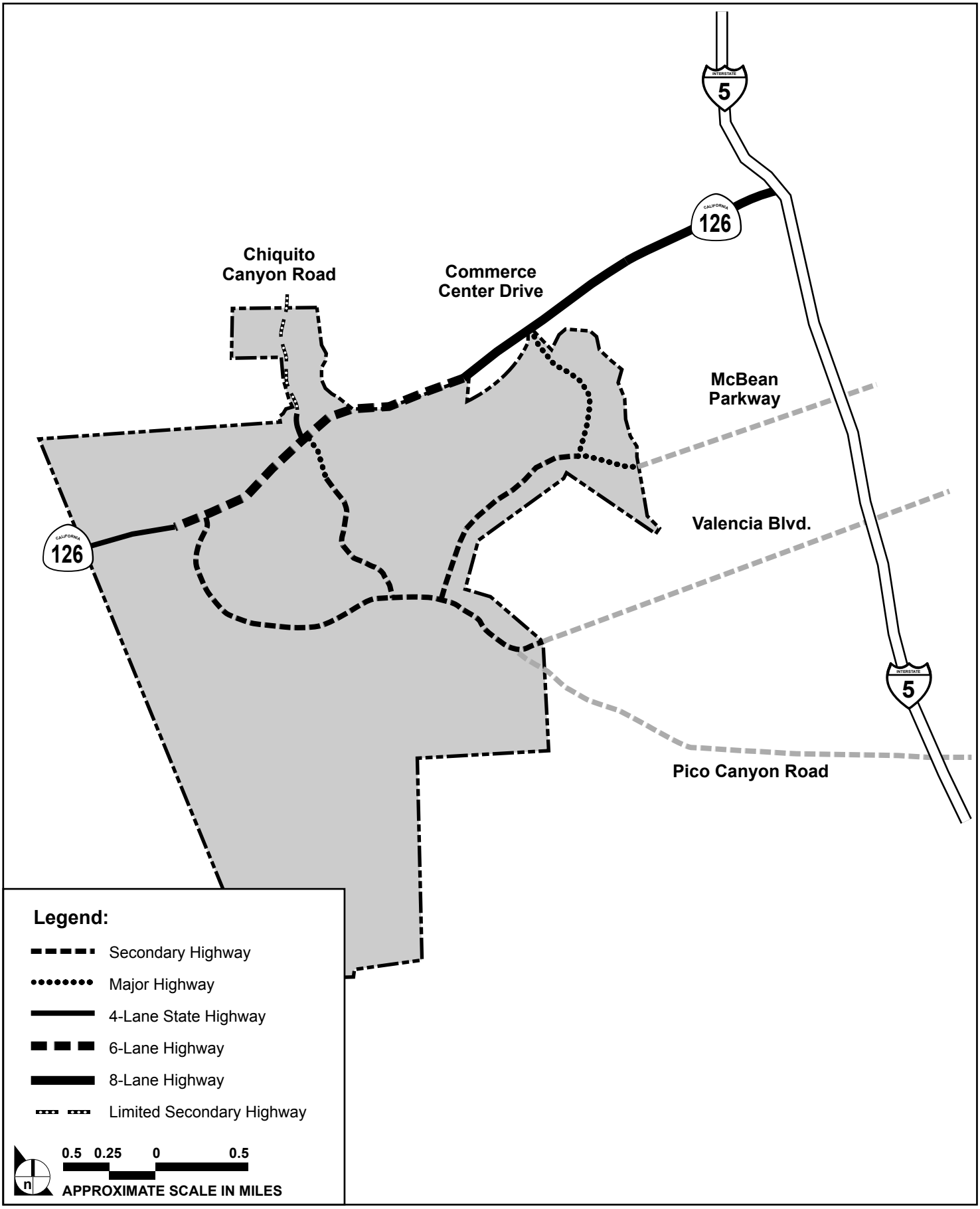
Los Angeles County General Plan – Highway Policy Map – Proposed Amendment



SOURCE: Newhall Ranch Specific Plan, Resolutions and Findings – March 1999

FIGURE **1.0-6**

Santa Clarita Valley Area Plan – Circulation Plan



SOURCE: Newhall Ranch Specific Plan, Resolutions and Findings – March 1999

FIGURE **1.0-7**

Santa Clarita Valley Area Plan – Circulation Plan – Proposed Amendment

Legend:

- STATE HIGHWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY
- COLLECTOR
- POSSIBLE FUTURE COLLECTOR ALIGNMENT
- BUS PULL-IN
- LANDMARK VILLAGE

2000 1000 0 2000

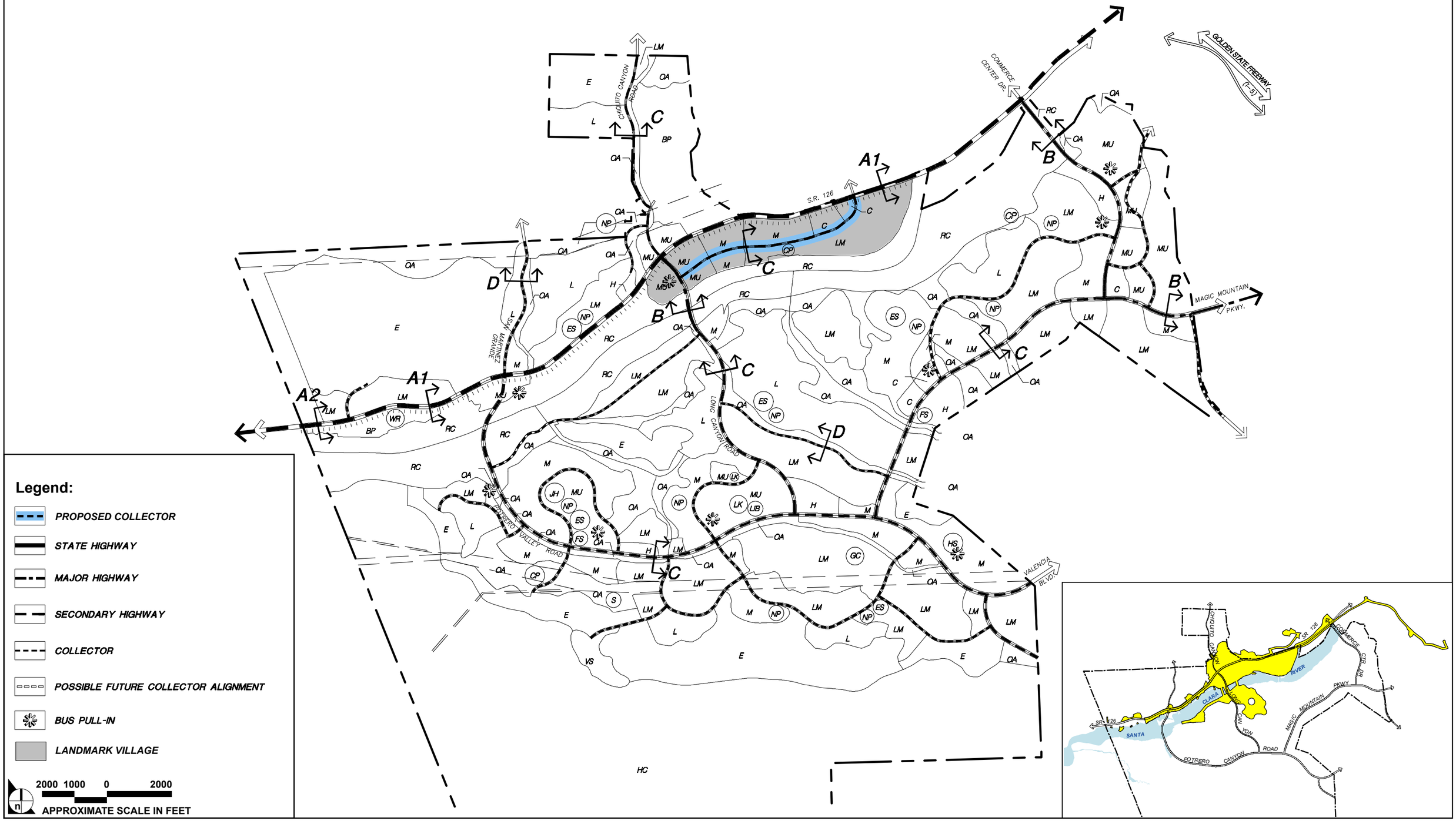
APPROXIMATE SCALE IN FEET

SOURCE: FORMA – May 2003

FIGURE **1.0-8**

Existing Secondary Highway Designation– Master Circulation Plan of Newhall Ranch Specific Plan

32-92•10/08



SOURCE: FORMA – May 2003

FIGURE **1.0-9**

Proposed Collector Street Designation – Master Circulation Plan of Newhall Ranch Specific Plan

(d) **Vesting Tentative Tract Map No. 53108.** Approval of Vesting Tentative Tract Map No. 53108 is required to subdivide the Landmark Village site into 308 single-family units, 19 multi-family lots, two mixed use residential lots, 24 mixed-use commercial lots, and lots for, among other uses, commercial uses, recreation, parks, school, fire station, open space, park and ride, and trailhead. The proposed map would subdivide the site into a total of 458 lots (with 1,444 dwelling units).

(e) **SEA Conditional Use Permit.** On May 27, 2003, the County's Board of Supervisors approved a program-level General Plan Amendment 94-087-(5)), as part of the Board's project approval for the Newhall Ranch Specific Plan. The prior General Plan Amendment approved (a) adjustments to the existing boundaries of SEA 23, consistent with General Plan policies requiring protection of natural resources within SEAs; and (b) Specific Plan development within the SEA boundaries, including bridge crossings (e.g., Long Canyon Road Bridge), trails, bank stabilization, and other improvements. The approved SEA boundary adjustments were found to be consistent with the adopted Specific Plan, which established a Specific Plan "Special Management Area" designation over the adjusted SEA 23 boundaries. Although the adjusted boundaries within SEA 23 were designated as the River Corridor SMA in the adopted Specific Plan, the County's underlying SEA designation remains in effect.

As part of the Landmark Village Project Approvals, the project applicant is requesting a project-level SEA CUP to provide the County with the regulatory framework for determining if the Landmark Village development within the approved River Corridor SMA/SEA 23 boundaries is consistent with both the adopted Specific Plan and previously approved program-level SEA CUP No. 94-087-(5). Specifically, the proposed project-level improvements within the River Corridor SMA/SEA 23 include the Long Canyon Road Bridge, trails, water quality basins, bank stabilization, water and sewer utility crossings, storm drain outlets and potential riparian mitigation sites.

The Los Angeles County General Plan requires that any development proposal within an SEA be reviewed for compliance with certain "design compatibility criteria." The Los Angeles County Zoning Code implements this General Plan requirement. In addition, the General Plan requires that an application for an SEA CUP must undergo an "SEA Performance Review." This process involves review of the application by the appointed Significant Ecological Area Technical Advisory Committee (SEATAC). SEATAC reviews the application and accompanying biological resources report for adequacy, and makes recommendations for final project design. Such recommendations are then considered by the Los Angeles County Regional Planning Commission and Board of Supervisors.

(f) **Oak Tree Permit**. The County Zoning Code contains provisions protecting trees of the oak genus. As a result, the removal or damage of certain "protected" oak trees is unlawful without a permit (Los Angeles County Zoning Code, Section 22.56.2050). An Oak Tree Permit is required for the removal of 73 of the 200 oak trees located on the project site, which includes the Landmark Village Vesting Tentative Tract Map No. 53108, all proposed grading limits (including access roads and infrastructure), and the area within 200 feet of the grading line. Up to 36 of these oak trees proposed for removal would be transplanted within the Newhall Ranch Specific Plan site. A final evaluation of these trees proposed for transplanting would be completed prior to implementing the transplanting operation. In addition, 14 oak trees would be impacted by encroachment (e.g., grading, excavation) within the protective zone of those trees. The proposed project does not impact the remaining 113 oak trees identified on the project site.

(g) **Off-Site Materials Transport Approval**. Section 5.2 of the Newhall Ranch Specific Plan governs off-site transport of soil materials in conjunction with permitted grading projects. The Specific Plan allows the Planning Director, or Director of Public Works, to approve applications for the off-site transport of materials over 10,000 cubic yards within the boundaries of the Specific Plan. The application must include a map that depicts the location and nature of the grading activity, the ultimate use of the property, along with the haul route used to deliver the material to the final destination.

The Landmark Village project will import up to 5.8 million cubic yards of fill material. The fill is needed to elevate the proposed finished pads to a minimum of 1 foot above the Santa Clara River flood surface water elevation in accordance with the requirements of the Los Angeles County Department of Public Works Flood Control Division. Average fill heights will be approximately 10 feet; however, some areas will require approximately 20 feet of fill. The applicant proposes to use the Adobe Canyon area within the approved Specific Plan as the borrow site.

Limited movement of soil located north of SR-126 will be transported to the tentative tract map site from the construction of debris basins required for the drainage system. Additionally, soils located north of SR-126 will be used for construction purposes associated with the wastewater treatment plant, widening of SR-126, and the utility corridor. The movement of soils for the purposes of debris basin, wastewater treatment plant, and utility corridor construction has been included in the 5.8 million cubic yards of fill material.

(h) **Conditional Use Permit**. Grading of hillsides occurring in the Adobe Canyon borrow site meets the definition of a grading project under Section 22.08.070 of the Los Angeles County Planning and Zoning Code; and therefore, a CUP is required. In addition, the CUP is necessary to allow for the construction of the project water tank.

(i) **Modification to County Floodway.** The Los Angeles County Department of Public Works has developed a comprehensive system of flood-control facilities to collect and convey flows. The design of the system is based on a theoretical storm that is derived from a 50-year frequency rainfall event and includes a number of assumptions on the state of the watershed. This design event is used to predict flood patterns along the Santa Clara River.

Development of the Landmark Village project would elevate the tract map site resulting in the removal of approximately 169 acres of land from the Capital Floodplain. This action requires an adjustment to the County Floodway Boundary to account for changes to the floodplain boundary as a result of flood protection improvements for the project. The flood plain boundary is depicted in **Figure 4.2-2, Existing County Capital Flood Plain Boundaries**.

9. OTHER PERMITS AND APPROVALS

Table 1.0-2, **Future Agency Actions**, identifies other permits and approvals, which are known to be needed, or may be needed, in order to implement various project components in the future.

Table 1.0-2
Future Agency Actions[1]

Agency	Action Required
• Regional Water Quality Control Board	National Pollutant Discharge Elimination System Permit; and Section 401 permit under the federal Clean Water Act[4]
• California Department of Fish and Game	Streambed Alteration Agreement per Fish & Game Code Section 1602 Incidental Take Permits authorizing impacts to listed species under Section 2081 of the Fish & Game Code[2]
• United States Department of the Army, Corps of Engineers	Section 404 Permit under the federal Clean Water Act[3]
• South Coast Air Quality Management District	Various permits for air emissions regulation found in the Air Quality Management Plan

[1] *This table is not intended to provide the complete and final listing of future actions required to implement the project. This is an attempt to identify those actions that are known at this time to be required in the future.*

[2] *The Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan EIS/EIR also will provide environmental review required by CDFG for its consideration of requested permits.*

[3] *The Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan EIS/EIR also will provide environmental review required by ACOE for its consideration of requested permits.*

[4] *The Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan EIS/EIR also will provide environmental review required by the RWQCB for its consideration of requested permits.*

10. NEWHALL RANCH SPECIFIC PLAN IMPLEMENTATION PROCESS

The northern Los Angeles County region has experienced and continues to experience significant growth resulting in a high demand for housing and jobs, and the overall regional need for large-scale residential, nonresidential, and commercial development to accommodate approved and planned growth in the region. To facilitate the orderly accommodation of the demand for housing and jobs, the Specific Plan was approved by the Los Angeles County Board of Supervisors on May 27, 2003.

The County has determined that buildout of the Specific Plan will foster regional economic development and job creation by providing 20,885 homes, including affordable housing, and approximately 20,000 jobs. In addition, the County has required the applicant to set aside a significant 1,014 acres of open space area (including 181 acres of Community Parks and 833 acres in other open spaces) for the benefit of its residents and the region. These open space areas are located in and adjacent to the Specific Plan area, and include the River Corridor SMA/SEA 23, High Country SMA/SEA 20, Salt Creek area, designated Open Areas, spineflower preserve areas, and oak resources.

The plans for these open space areas, and associated development requiring federal and state permits, are currently under evaluation in the applicant's Newhall Ranch Resource Management and Development Plan (RMDP) and Spineflower Conservation Plan (SCP). The proposed RMDP/SCP Project is being evaluated by ACOE and CDFG, as lead agencies, in a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The status of the EIS/EIR for the RMDP/SCP Project was provided in **Topical Response 2** of the Landmark Village Final EIR (Vol. I, November 2007).[10] In addition, the Landmark Village Draft EIR (**Section 4.4**, pp. 4.4-135–147) correctly listed the RMDP/SCP Project as one of 22 projects with related or cumulative impacts. Because the applicant is the same for both the Landmark Village project and the RMDP/SCP Project, additional updated information concerning the RMDP/SCP Project is provided below.

a. Resource Management and Development Plan (RMDP) and Spineflower Conservation Plan (SCP) Project Update

The applicant is currently processing federal and state permit applications and a joint EIS/EIR under both the National Environmental Policy Act (NEPA) and CEQA to assess the environmental implications of implementing the proposed RMDP/SCP Project. The RMDP/SCP Project encompasses the Newhall Ranch Specific Plan area and two planning areas in the Specific Plan's immediate vicinity, the Valencia Commerce Center (VCC) and Entrada.

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[10] The Landmark Village Final EIR, **Topical Response 2**, referred to an "EIS/EIR Project," which is the same as the RMDP/SCP Project.

The Specific Plan has been summarized in detail above. The VCC planning area comprises the applicant's VCC property, consisting of a largely constructed commercial/industrial complex located northeast of the Specific Plan and north of SR-126. The SCP component of the proposed RMDP/SCP Project, if approved, would facilitate development in the remaining undeveloped portion of the VCC commercial/industrial complex. The Entrada planning area is located immediately southeast of the Specific Plan area. The applicant is seeking approval from Los Angeles County for planned residential and nonresidential development within the Entrada planning area. The SCP component of the proposed RMDP/SCP Project would designate an area within Entrada as a spineflower preserve. If approved, the SCP component would include take authorization of spineflower populations in the Entrada planning area that are located outside of the designated spineflower preserve. Thus, planned development within a portion of the Entrada planning area would be facilitated by approval of the SCP component of the proposed RMDP/SCP Project.

Since public availability of both the Landmark Village Draft EIR (November 2006) and the Final EIR (November 2007), additional updated information can be provided concerning the proposed RMDP/SCP Project and associated joint EIS/EIR. The update is provided below.

The ACOE and CDFG are the joint lead agencies responsible for the proposed RMDP/SCP Project and associated environmental document. The applicant and landowner is The Newhall Land and Farming Company (Newhall Land or applicant). The applicant is requesting federal and state permits, agreements, and authorizations from ACOE, CDFG, and other agencies to implement the proposed RMDP/SCP Project.

The proposed RMDP/SCP Project consists of two components. The first is the proposed RMDP, which is a conservation, mitigation, and permitting plan for sensitive biological resources within the previously approved Newhall Ranch Specific Plan area, and it would be relied upon to obtain federal and state permits to implement infrastructure improvements required to facilitate buildout of the approved Specific Plan. The RMDP is intended to direct both resource management and development on the Specific Plan site. The second component is the SCP, which is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *fernandina*; spineflower or SFVS), a federal candidate and a state-listed endangered plant species. The SCP would address known spineflower located within the Specific Plan area and the two planning areas, the VCC and a portion of the Entrada planning areas.

(1) Resource Management Development Plan Component

As stated, the RMDP component is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources in conjunction with infrastructure improvements within the 11,999-acre Specific Plan area. Subsequent Specific Plan development plans, subdivision maps, and federal and state permitting were anticipated to be required to facilitate buildout of the Specific Plan.

The resource management portion of the RMDP would guide future resource conservation, mitigation, and permitting needed for the long-term management of sensitive biological resources within the Specific Plan. The development plan portion of the RMDP consists of physical infrastructure located in the Santa Clara River and its tributaries that are required to facilitate the approved Specific Plan.

The RMDP infrastructure is comprised of bridges and road crossing culverts, bank stabilization, drainage facilities, water quality control facilities, tributary drainage modifications, buried storm drain installation, utility corridor construction, temporary haul routes for grading, the Newhall Ranch WRP outfall pipeline, roadway improvements to SR-126, maintenance activities, recreation facilities, geotechnical investigation activities, and habitat enhancement and restoration activities. The proposed infrastructure, facilities, and associated maintenance activities require federal and state permits, consultations, and agreements from ACOE, USFWS, CDFG, and other agencies. These proposed activities require such permitting because they would affect waters, riverbeds, or banks within the jurisdictional limits of the ACOE and CDFG, or would potentially affect listed or threatened species, thereby requiring USFWS and/or CDFG approvals. The RMDP also would include various measures necessary under CEQA to mitigate to the extent feasible significant environmental impacts resulting from the RMDP/SCP Project, including impacts that fall within CDFG's charge as a trustee agency for fish and wildlife resources in California.

The RMDP is intended to build on the Resource Management Plan found in Section 2.6 of the approved Specific Plan. The Resource Management Plan was originally approved by the County Board of Supervisors on May 27, 2003, as part of the Board's adoption of the Specific Plan. The adopted Resource Management Plan set forth mitigation and management standards for sensitive biological resources located within the boundary of the approved Specific Plan. It also established standards governing public access, recreational use, management, and ownership of the Newhall Ranch River Corridor SMA/SEA 23, the High Country SMA/SEA 20, and the designated Open Areas within the Specific Plan area.

In addition, the previously approved Resource Management Plan created opportunities to establish "mitigation banks" within the Specific Plan boundary, provided guidance on the manner in which transitions between development areas and the SMAs and Open Areas would be managed, including the

provision for wildfire fuel modification zones, and established a special study mitigation overlay and preserve program for the spineflower.

The Resource Management Plan was prepared at a programmatic level of detail, acknowledging that conservation, mitigation, and permitting activities within the Specific Plan would be subject to future federal and state permits, consultations, and agreements with ACOE, USFWS, CDFG and other agencies. Therefore, the Resource Management Plan was the initial framework for resource management within the Specific Plan area; it was intended to be supplemented through more detailed future plans, permits, and agreements required by federal and state law.

The RMDP would guide future resource conservation, mitigation, and permitting for the long-term management of sensitive biological resources in conjunction with the proposed infrastructure and facilities required to implement the approved Specific Plan. The planning documents and Draft EIS/EIR (SCH No. 2000011025)[11] were made available for public review on April 27, 2009. ACOE and CDFG are currently evaluating the comments received on the Draft EIS/EIR. There is no firm release date at this time with respect to the Final EIS/EIR.

(2) Spineflower Conservation Plan Component

As stated, the second component of the RMDP/SCP Project is the SCP. The proposed SCP is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the spineflower. The SCP encompasses the Specific Plan area, the VCC planning area, and a portion of the Entrada planning area. The SCP is intended as a comprehensive conservation planning and preserve design plan for all of the applicant's land holdings in Los Angeles County that contain known spineflower populations. The SCP describes a preserve system proposed by the applicant. The management and monitoring components of the proposed SCP have been developed in consultation with CDFG.

The applicant intends to rely on the SCP to obtain federal and state permits, agreements, and authorizations from USFWS and CDFG to protect and manage spineflower preserves, and authorize take

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11 See Draft EIS/EIR and associated appendices for the RMDP/SCP Project, available online at www.dfg.ca.gov/regions/5/newhall (last visited November 19, 2009). This report is available for public inspection and review in the offices of the lead agencies: (a) ACOE, Ventura Field Office, 2151 Alessandro Drive, Suite 110, Ventura, California 93001; and (b) CDFG, 4949 Viewridge Avenue, San Diego, California 92123. A copy of the Draft EIS/EIR and associated appendices also is available for public review at the following additional locations: (c) Valencia Library, 23743 West Valencia Boulevard, Santa Clarita, California 91355; (d) Sylmar Library, 14561 Polk Street, Sylmar, California 91342; (e) Ventura H.P. Wright Library, 57 Day Road, Ventura, California 93003; (f) Castaic Library, 27971 Sloan Canyon Road, Castaic, California 91384; and (g) CDFG, Los Alamitos Office, 4665 Lampson Avenue, Los Alamitos, California 90702.

of spineflower in areas located outside of the designated preserve system. The SCP, if approved, would facilitate development within the Specific Plan, VCC, and a portion of the Entrada planning area.

The SCP sets forth biological goals and objectives as cornerstones of the adaptive spineflower management program. Three main goals for the spineflower preserves are presented in the SCP. The goals describe the desired conditions of the spineflower populations; the communities in which the spineflower occurs, and the ecosystem processes known or hypothesized to maintain the spineflower populations and associated communities. For each goal, the SCP describes a set of objectives for attaining the goals, along with a brief explanation or rationale for each objective. The Draft SCP (June 2007) was provided in Appendix A of the Landmark Village Final EIR (November 2007).

(3) Summary of Regulatory Permitting Process for the RMDP/SCP Project

This section summarizes the federal and state regulatory framework and permitting process for the proposed RMDP/SCP Project.

The federal action requested from ACOE consists of the issuance of a long-term, individual Section 404 Permit for the RMDP facilities and infrastructure associated with the Specific Plan that would potentially result in discharge of dredged or fill material in the Santa Clara River and its tributaries, which are considered "waters" of the United States pursuant to the Clean Water Act (33 U.S.C. Sections 1251 through 1387). Prior to issuance of a final permit, the applicant also would be required to obtain a water quality certification under section 401 of the Clean Water Act from the Los Angeles Regional Water Quality Control Board (RWQCB). As part of the federal permit review process, ACOE must comply with section 7 of the ESA, which requires an endangered species consultation with the USFWS and the National Oceanic and Atmospheric Administration Fisheries Service for any permit that may affect an ESA-listed species. Formal consultation between ACOE and USFWS has been initiated and will be completed prior to issuance of a Record of Decision for the Section 404 Permit application.

The other federal action analyzed in the joint EIS/EIR is the applicant's request to enter into a Candidate Conservation Agreement (CCA) with USFWS, consistent with the ESA, in order to memorialize agreed upon spineflower conservation, management, and monitoring measures (conservation measures) set forth in both the Agreement and the SCP. The CCA is intended to benefit the spineflower, a federal candidate species, by obtaining the applicant's commitment to implement specified conservation measures, which, when combined with benefits that would be achieved by conservation of the spineflower in Ventura County, would preclude the need to list the spineflower at the federal level. The proposed draft CCA was provided in Appendix A of the Landmark Village Final EIR (November 2007).

The state actions requested from CDFG related to the RMDP and SCP consist of the issuance of a long-term Master Lake/Streambed Alteration Agreement and authorization for "take" of species incidental to the otherwise lawful implementation of the Specific Plan, consistent with the CESA. CDFG would issue the Master Lake/Streambed Alteration Agreement and Incidental Take Permits to Newhall Land pursuant to California Fish and Game Code sections 1605 and 2081, subdivision (b), respectively.

CDFG would issue the Master Lake/Streambed Alteration Agreement based on the RMDP infrastructure improvements needed to implement the Specific Plan that may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake, where such activities may substantially adversely affect an existing fish or wildlife resource.

Likewise, CDFG would issue Incidental Take Permits for activities in the RMDP/SCP Project area that would result in the take of species under CESA. In general, the take authorization would cover activities associated with implementation of the RMDP/SCP Project. The applicant has submitted two applications to CDFG for Incidental Take Permits. The first Incidental Take Permit is proposed to cover three CESA-listed species that have been observed within the RMDP/SCP Project area. Those species are the western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), southwestern willow flycatcher (*Empidonax traillii extimus*), and the least Bell's vireo (*Vireo bellii pusillus*). In addition, there are three special-status species observed in the RMDP/SCP Project area, which are not CESA-listed species, but are evaluated in the Incidental Take Permit applications. They are the arroyo toad (*Bufo californicus*), tri-colored blackbird (*Agelaius tricolor*), and Western burrowing owl (*Athene cunicularia*). Finally, there are three undescribed species observed in the RMDP/SCP Project area, which are the sunflower (*Helianthus* sp. *nova*), everlasting (*Gnaphalium* sp. *nova*), and spring snail (*Pyrgulopsis* sp. *nova*). Each of these species also are evaluated in the Incidental Take Permit applications.

The other separate Incidental Take Permit application includes coverage for the San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), which has been observed on the applicant's land holdings in Los Angeles County. This application is separate because it covers a larger geographical area than the RMDP boundary; specifically, it includes the RMDP/Specific Plan area and the two adjacent planning areas, the VCC and Entrada planning areas.

As to possible approval of the RMDP/SCP, and issuance of the Master Lake/Streambed Alteration Agreement and Incidental Take Permits, CDFG would ensure under CEQA that all significant environmental impacts that may result from approval of the RMDP/SCP Project are fully mitigated, to the extent feasible.

Authorizations required from the RWQCB include: (1) Section 401 certification of ACOE's Section 404 Permit (or Waste Discharge Requirements (WDRs) issued *in lieu* of certification), which would certify that the Section 404 Permit will comply with state water quality requirements; (2) dewatering permit(s) (or use of the general dewatering permit) for construction dewatering needs; and (3) approval of the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan (Geosyntec, 2008). This Plan sets forth the urban runoff management program that would be implemented within the Specific Plan subregion, and is consistent with the Los Angeles County Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the Standard Urban Stormwater Mitigation Plan (SUSMP). Stormwater management, including planning for water quality and hydromodification control, is important to assuring the long-term viability of beneficial uses, including habitat systems and species dependent on those systems. The Plan assesses potential water quality and hydromodification impacts associated with Specific Plan development, and proposes control measures to address such impacts.

(4) RMDP/SCP Project and Joint EIS/EIR Status and Timing

The primary planning documents, the RMDP and SCP, and the joint EIS/EIR for the RMDP/SCP Project, are not yet completed. The planning documents and Draft EIS/EIR were made available for public review on April 27, 2009; however, there is no firm release date at this time with respect to the Final EIR.

(5) Implementation Status of the Specific Plan Development Projects

Individual Newhall Ranch projects will be developed over time in accordance with the approved Specific Plan. The applicant is currently processing development applications and local project-level environmental documentation to implement projects within the Specific Plan. The status of each of these other Newhall Ranch Specific Plan projects is summarized below, and those projects are illustrated in **Figure 1.0-9a**.

Mission Village (VTTM 61105). The Mission Village project is proposed on the approximately 1,252-acre tract map site located within the northeastern portion of the approved Specific Plan. Proposed development on the tract map site includes 5,331 residences (291 single-family homes, and 5,040 multi-family units, including attached and detached condominiums, and apartment units), approximately 1.3 million square feet of commercial/mixed-uses, elementary school, fire station, public library, parks, public and private recreational facilities, trails, and road improvements. Other land uses within the tract map site include a spineflower preserve in the northeastern portion of the Mission Village site.

Los Angeles Co.
Ventura Co.
Valencia Commerce Center
126
Landmark Village
Mission Village
Homestead
Entrada
City of Santa Clarita
5
126
Potrero Canyon
Salt Creek
High Country

Legend:

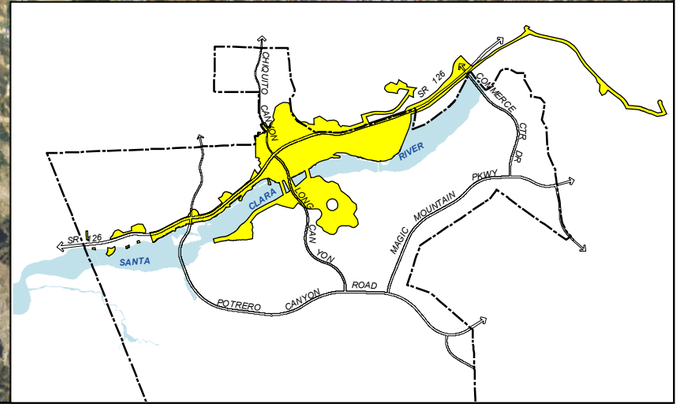
- Resource Managment & Development Plan
- Spineflower Conservation Plan
- Los Angeles\Ventura Country Line

Village Boundaries

- Entrada
- High Country
- Homestead
- Mission Village
- Potrero Canyon
- River Village
- Salt Creek
- Valencia Commerce Center

4300 2150 0 4300

APPROXIMATE SCALE IN FEET



SOURCE: PACE - 2008

FIGURE **1.0-9a**

Specific Plan Villages

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Additional facilities and infrastructure proposed on the tract map site include roads (including the Commerce Center Drive Bridge and southerly abutment), trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and reclaimed water systems, a sanitary sewer system, and dry utility systems. To facilitate development and operation of the Mission Village tract map, several components would be implemented on portions of the Project area outside of the Mission Village tract map site. These components include:

- A utility corridor along the south side of SR-126 extending from the existing Valencia WRP on the east to the approved Newhall Ranch WRP on the west, which would serve to extend municipal services to and from the tract map site.
- To provide access to Magic Mountain Parkway and Westridge Parkway, the two roadways would be extended to the east and south, respectively, of the tract map site.
- Two water tanks (reclaimed and potable) that would be constructed on a single site, a portion of which lies to the south of the tract map boundary.
- A fire station would be constructed just east of the Mission Village tract map site and north of the Magic Mountain Parkway extension (Entrada SCP planning area).
- A water quality basin would be constructed northeast of the proposed project on 12.5 acres of land (9.5 acres off-site and 3 acres within the tract map site). A small portion of the water quality basin and a portion of the access road to the site are located within the tract map site.

The project applicant is requesting approval of the following discretionary entitlements to allow for construction of the proposed Mission Village project site: (a) Vesting Tentative Tract Map No. 061105; (b) SEA CUP No. RCUP200500080 for project-level development, including utilities within the Specific Plan's River Corridor SMA/SEA 23 boundaries; (c) CUP No. RCUP200500081 for grading associated with off-site improvements, including extension of Westridge Parkway, extension of Magic Mountain Parkway, utility corridor, fire station, water quality basin, electrical substation, and to authorize 73 secondary units and off-site water tanks with grading associated with the tank locations; (d) Oak Tree Permit No. ROAK200500032 (project site); (e) Oak Tree Permit No. 200500043 (off-site extension of Magic Mountain Parkway); and (f) Substantial conformance determinations pertaining to Grading Hillside Management Guidelines, setback standards, off-site, reciprocal and shared parking, and proposed trails sections. Additional ministerial actions, such as grading permits, building plan review and building permits, would be required by Los Angeles County prior to actual grading and construction of the proposed Mission Village project site.

The NOP of the EIR for the Mission Village project was issued by Los Angeles County in June 2005. The Mission Village Draft EIR is expected to be released for public review in 2010.

Newhall Ranch WRP. The applicant is currently processing plans with the County Sanitation Districts of Los Angeles County for construction of the Newhall Ranch WRP, which would provide wastewater treatment, disposal, and reclamation of treated water for reuse within the Specific Plan, consistent with the timing as outlined in the Newhall Ranch Specific Plan Wastewater Treatment Plant mitigation measures. The approved WRP would be constructed in one of the Specific Plan business parks, near the western edge of the Specific Plan area, along the south side of SR-126. The WRP is to be constructed in stages, as the Specific Plan is developed, and would ultimately be capable of treating up to 6.8 mgd of wastewater. The WRP is to be designed and operated to provide tertiary treatment would a near zero-discharge system, which means that the system would reclaim all treated wastewater for re-use within the Specific Plan for irrigation purposes, except for potentially wet winters when irrigation demands would be lower, requiring the discharge of unused reclaimed water to the Santa Clara River during periods of high river flow. As stated above, since approval of the Specific Plan by Los Angeles County, the LAFCO completed formation of the Newhall Ranch County Sanitation District. The new County sanitation district was formed effective July 27, 2006.

In addition, on September 6, 2007, the Regional Water Quality Control Board, Los Angeles Region, approved Order No. R4-2007-0046, NPDES Permit No. CA0064556, effective October 27, 2007. This Order serves as the NPDES Permit for point source discharges from the Newhall Ranch WRP, pursuant to section 402 of the federal Clean Water Act and chapter 5.5, division 7 of the California Water Code. The Order also serves as the Waste Discharge Requirements for the new County Sanitation District with respect to discharges to the Santa Clara River, pursuant to article 4, chapter 4, of the California Water Code. Specifically, the Order specifies limitations and discharge requirements for the Newhall Ranch WRP, including discharge prohibitions, technology-based and water quality-based effluent limitations, receiving water limitations, and other provisions such as monitoring and reporting requirements.

Construction of the WRP will require outfall construction and other facilities in the Santa Clara River. As a result, the applicant has requested the Section 404 Permit and the Master Lake/Streambed Alteration Agreement to allow for all such facilities. The WRP also will require access to and from SR-126.

Homestead. The applicant proposes to develop the Homestead tract map site, located within the boundary of the approved Specific Plan, north of SR-126 between San Martinez Grande Canyon Road and the Los Angeles County/Ventura County line. The proposed Homestead tract map consists of a total of 5,777 single-family and multi-family residences, 1.25 million square feet of commercial uses, elementary schools, neighborhood parks, junior high school, and high school, trails, and other amenities. A tract map submittal has been made to Los Angeles County; however, there has been no NOP of the EIR for the Homestead project, and no firm date has been provided for release of the Draft EIR.

Potrero Village. The applicant proposes to develop the Potrero Village site, located within the boundary of the Specific Plan, south of SR-126 and east of the Los Angeles County/Ventura County line. Potrero Village would include up to 8,333 single-family and multi-family residences and up to one million square feet of commercial uses. An elementary school, parks, trails, golf course, fire station, and other amenities would be included within Potrero Village. At this time, the applicant has not filed a tract map(s) or environmental documentation with Los Angeles County for Potrero Village within the Specific Plan site. The filing of a tract map with the County of Los Angeles is expected in 2012.

11. PROJECT OBJECTIVES

CEQA requires that an EIR include a statement of the objectives sought by the proposed project (*State CEQA Guidelines* Section 15124(b)). The overall objective of the proposed project is to implement the first phase of the approved Newhall Ranch Specific Plan, including, as it relates to Landmark Village, the Specific Plan's Master Circulation Plan; Master Trails Plan; Conceptual Backbone Drainage, Water and Sewer Plans; Public Facilities/Services (e.g., fire, police/sheriff, schools, libraries); Resource Management Plan; Hillside Preservation and Grading Plan; and Parks, Recreation and Open Area Plan. The project objectives are consistent with the Specific Plan objectives, and include the following:

a. Land Use Planning Objectives

1. Implement a portion of one of the distinct villages within the Newhall Ranch Specific Plan to allow for residential, mixed-use, and commercial development, while preserving significant natural resources and open areas.

2. Consistent with the Specific Plan, accommodate projected regional growth in a location that is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers and that avoids leapfrog development.

3. Consistent with the Specific Plan, cluster development within the site to preserve regionally significant natural resource areas and sensitive habitat.

4. Provide development and transitional land use patterns that do not conflict with surrounding communities and land uses.

5. Establish land uses that permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).

6. Designate sites for needed public facilities, including an elementary school, parks, trails, paseos, potable water reservoirs, and recreation areas.

7. Create a highly livable, pedestrian-friendly environment that encourages alternative means of transportation to the automobile by incorporating unique site designs and enhanced pedestrian access between land uses, trails, paseos, and streets.

b. Mobility Objectives

1. Implement the Specific Plan's Mobility Plan, as it relates to the Landmark Village project, including the design of a circulation/mobility system that encourages alternatives to automobile use.

2. Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.

3. Provide a walkable community through the use of innovative traffic calming techniques such as narrow streets designed to slow traffic, and pedestrian pathways.

4. Provide an efficient street circulation system that minimizes impacts on residential neighborhoods.

5. Provide a pedestrian and bicycle trails system that is segregated from vehicle traffic and that connects with supporting commercial, recreational, and other public facilities, to serve as an alternative to the automobile for surrounding residential neighborhoods.

6. Facilitate public transit options by reserving right-of-way for future Metrolink line, reserving space for a park-and-ride and/or Metrolink station, and including bus pull-ins along roadways.

c. Parks, Recreation, and Open Area Objectives

1. Provide for the recreational use of open areas that is compatible with the protection of significant natural resources.

2. Provide a range of recreational opportunities, including parks, trails and paseos, which are convenient and accessible.

3. Provide pedestrian, bicycle, and hiking trails that are consistent with the Specific Plan's Parks, Recreation, and Open Area Plan.

d. Resource Conservation Objectives

1. Implement the Specific Plan's Resource Management Plan as it relates to the Landmark Village project and adjacent areas.

2. Protect wetland, endangered or threatened species in the Santa Clara River as provided for within the Specific Plan.

3. Protect significant natural resources within the River Corridor SMA/SEA 23, consistent with the Specific Plan.

4. Preserve significant stands of oak trees, consistent with the Specific Plan.

5. Promote water conservation by encouraging the use of drought-tolerant, fire-retardant, and native plants in landscaping.

6. Provide transition and buffer zones between development and recreation areas, as well as the River Corridor SMA/SEA 23, consistent with the Specific Plan.

12. TECHNICAL, ECONOMIC, AND ENVIRONMENTAL CHARACTERISTICS

CEQA requires an EIR to provide "[a] general description of the project's technical, economic, and environmental characteristics, considering the principal engineering proposals, if any, and supporting public service facilities" (*State CEQA Guidelines* Section 15124(c)). Consistent with the Specific Plan, the proposed Landmark Village project includes a mix of single-family, multi-family, mixed-use, commercial, school, parks, recreation, and open space uses. The project would provide land uses that begin to implement the long-term development of the Specific Plan. New housing would be provided to support existing and new employment opportunities expected to occur in the local vicinity and region. The proposed trail and parks system would provide local recreational support for new and existing residents. The mixed-use/commercial uses would support the proposed residential uses, as well as the existing residents in the local vicinity.

a. Proposed Land Uses and Improvements

The text below describes the proposed land uses for the Landmark Village project and the improvements/infrastructure necessary to construct the project. This description is intended to provide a sufficient level of detail from which an evaluation can be made of the project's significant environmental impacts should the County approve the requested Project Approvals (e.g., General Plan, Sub-Plan and Specific Plan Amendments, Vesting Tentative Tract Map, SEA CUP, CUP, Oak Tree Permit, etc.).

(1) Technical Characteristics

Vesting Tentative Tract Map No. 53108 identifies the arrangement of land uses, lots, grading limits, and supporting infrastructure/improvements on the Landmark Village tract map site. As depicted in **Figure 1.0-10**, **Landmark Village Vesting Tentative Tract Map No. 53108**, the project site is subdivided into a total of 458 lots, including the following:

(a) 308 single-family lots/units

(b) 19 multi-family lots (for 1,080 multi-family units)

(c) 2 mixed-use/multi-family lots (for 56 mixed-use/multi-family units)

(d) 24 mixed-use/commercial lots

(e) 3 recreation lots

(f) 2 park site lots (one 9.74-acre lot for active park use, and one 6.39-acre lot for passive park use, constituting a single, 16-acre Community Park site)

(g) 1 school site lot

(h) 1 fire station lot

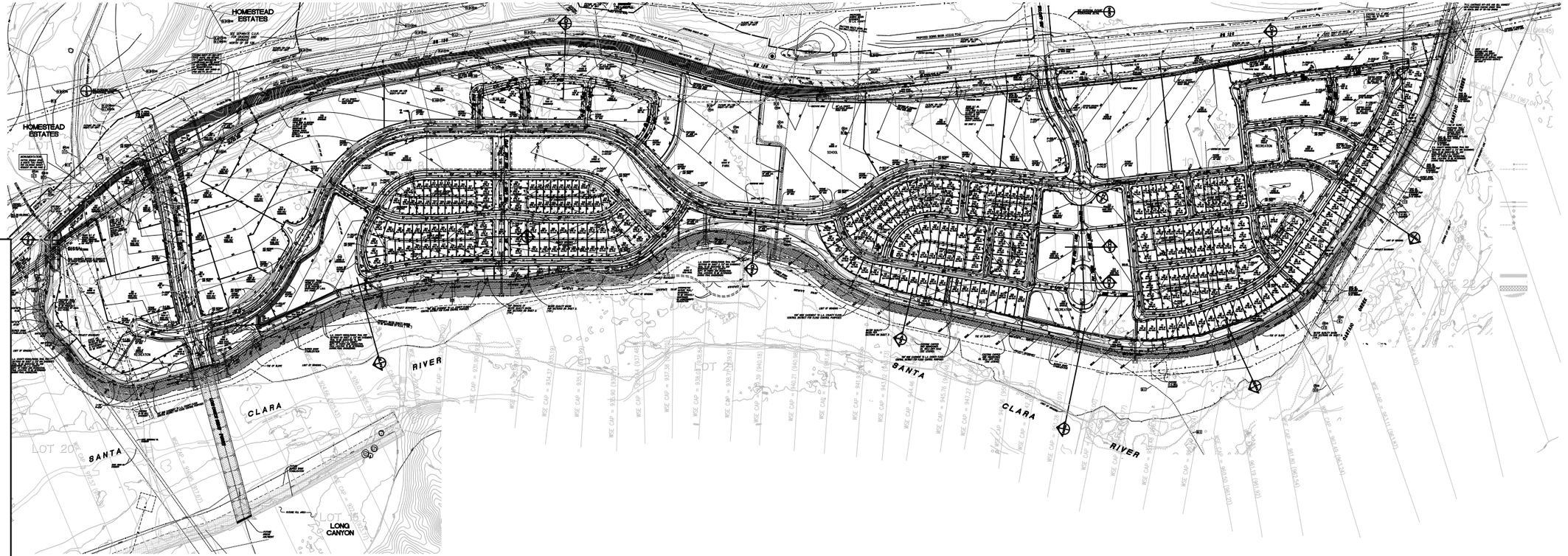
(i) 12 roads/fire lane lots

(j) 1 trailhead lot

(k) 1 park and ride lot

(l) 84 open space lots

The Landmark Village tract map design places development into two distinct areas, with an elementary school and Community Park located in the central portion of the site. On the east side, the site includes a Village Quad/Mixed-Use Center, surrounded by mixed-use, commercial, and residential land uses. On the west side, the site includes a Village Center/Mixed-Use Area, surrounded by mixed-use, commercial, residential land uses and the fire station. Wolcott Road is the primary north/south access point to the Village Quad/Mixed-Use Center and surrounding land uses to the east. The future Long Canyon Road is the primary north/south access point to the Village Center/Mixed-Use Area and surrounding land uses to the west. A significant portion of the Specific Plan's Regional River Trail is situated along the southern boundary of the site, which allows for active and passive recreational uses. The Landmark Village tract map site also includes other recreation, trail, paseo, and open space uses.

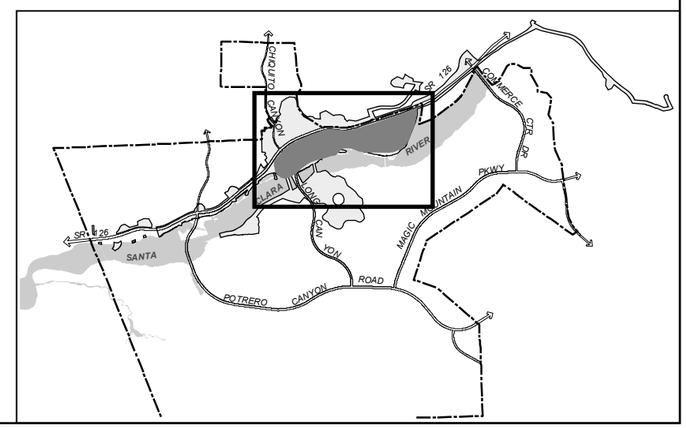


Legend:

100 / 5000 SF / 1210.5	LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
O.S.	OPEN SPACE
	PROJECT BOUNDARY
	RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
950	PROPOSED CONTOUR
	DAYLIGHT LINE
	STORM DRAIN
SS	SANITARY SEWER (SERVICE LOCAL)
SST	SANITARY SEWER (TRUNK SEWER)
FM	SANITARY SEWER (FORCE MAIN)
W	WATER
RW	RECLAIMED WATER
IRRI	IRRIGATION LINE
	EXISTING WATER LINE
	EXISTING POWER LINE
COM	EXISTING COMMUNICATION LINE
	EXISTING CMP INLET
	CATCH BASIN
	WATER GATE VALVE
RC03	RIVER CORRIDOR-2003
	FEMA
	Q-CAP
	OIL WELL GPS POSITIONED
	OIL WELL DEPT. OF OIL AND GAS CALCULATED POSITION
	OIL WELL DIGITIZED POSITION
	OIL WELL DEPT. OF OIL AND GAS METAL DETECTOR POSITION
	COAST LIVE OAK (Quercus agrifolia)
	VALLEY OAK (Quercus lobata)
	EXISTING TREE CANOPY
	EXISTING POWER POLE
W.S.	WATER SURFACE
P.F.	PUBLIC FACILITY
	TRAIL/HIKING & LACFCD ACCESS ROAD
	L.A. COUNTY RIDING/HIKING TRAIL
	BURIED BANK STABILIZATION
	SIGHT DISTANCE LINE

600 300 0 600

APPROXIMATE SCALE IN FEET



SOURCE: PSOMAS – September 2004

FIGURE **1.0-10**

Landmark Village Vesting Tentative Tract Map No. 53108

Table 1.0-3, **Landmark Village Statistical Summary**, provides a specific breakdown of the proposed Landmark Village tract map site by land use designation, area, lots, lot size, or square footage, dwelling units, and dwelling unit density per acre. Other uses that fall within the land use designations identified on **Table 1.0-1** include electric and natural gas infrastructure, telephone and cable television lines, fiber optics, potable and non-potable water conveyance systems, and sewer/wastewater conveyance systems. The project's technical characteristics are described further on the following pages.

Table 1.0-3
Landmark Village Statistical Summary

Land Use	Area (gross acres)	Lots	Lot Sizes or Square Footage	Total Units or Square Footage	Avg. Density (du/acre or FAR[1])
Residential					
Single-Family	48.7	308	4,500/5,500/6,000	308 du	6.3
Multi-Family	74.0	19	--	1,080 du	14.6
Mixed-Use/Multi-Family	5.9	2	--	56 du	9.5
Subtotal	128.6	329	--	1,444 du	11.2 average
Mixed-Use/Commercial	35.20	24	--	1,033,000 sq. ft.[3]	0.70 FAR
Elementary School	9.0	1	N/A	N/A	N/A
Fire Station	1.30	1	- -	N/A	N/A
Open Space[2]					
Parks	16.1	2			
Recreation Centers	5.2	3			
Open Space	43.4	84	N/A	N/A	N/A
Trailhead	0.3	1			
Subtotal	65.0	90			
Park and Ride	1.0	1			
Roads	53.9	12	N/A		N/A
TOTAL	292.6 ac	458		1,444 du 1,033,000 sq. ft.	

Source: Vesting Tentative Tract Map No. 53108 (revised September 20, 2004).

[1] *FAR = floor area ratio and du = dwelling unit*

[2] *The SEA/SMA lies just to the south of the tract map boundary and the acreage is not reflected in this table.*

[3] *902,000 of non-residential (commercial with a MU classification and 131,000 within a commercial classification.*

The proposed Landmark Village project permits a variety of housing types ranging from single-family units with gross densities from 7.4 to 9.6 dwelling units per acre, to multi-family units with densities from 8.5 to 23 dwelling units per acre. Two residential housing types are proposed for the tract map site: single-family (detached) and multi-family (attached and detached). **Figure 1.0-11** shows the location of the proposed single-family units and the lot locations for the proposed multi-family units.

(a) Single-Family Residential Component

The single-family housing type is characterized by a traditional lot orientation at net densities ranging from 4.4 to 8.2 dwelling units per acre. These lots are proposed to be located along both private and public streets and lot sizes predominantly range from approximately 4,500 to 6,000 square feet. Site development would utilize alleyways and provide access to garages located at the rear of the lot, or alternate access via the street, but with recessed or side-entry garages to minimize the visual presence of the garage on the street scene. A total of 308 single-family detached units are proposed. A typical building elevation for an alley-loaded single-family detached unit is depicted in **Figure 1.0-12**.

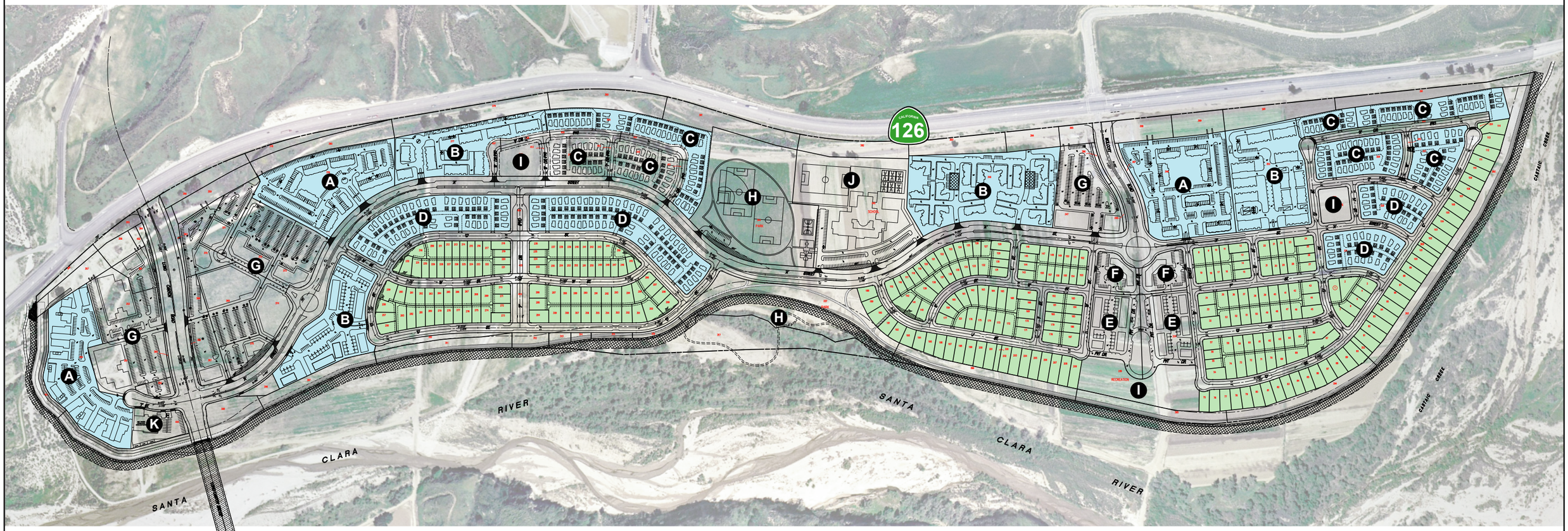
(b) Multi-Family Residential Component

The multi-family attached units provide for densities ranging from 8.5 to 23 dwelling units per acre. These units are typically characterized as townhome/duplex or condominium/apartment-style buildings. Parking may be at-grade, subterranean, or structured. A total of 1,136 multi-family units are proposed. A typical building elevation for attached multi-family housing is depicted in **Figure 1.0-13**.

(c) Mixed-Use/Commercial Component

Mixed-use areas combine retail/commercial and office, and civic, public, and recreational uses, connected by a vehicular, transit, and pedestrian network of streets, traffic circles, courtyards, and paseos. Residential uses are located in the areas surrounding the mixed-use and commercial sectors.

Up to 1,033,000 square feet of mixed-use/commercial uses are planned on approximately 36.5 acres of land in two locations on the tract map site. The mixed-use/commercial areas are planned to front along Wolcott Road (Village Quad) and Long Canyon Road (Village Center). All mixed-use/commercial areas are accessible by a vehicular, transit, and pedestrian street network, trails, paseos, and sidewalk areas. Supporting commercial uses likely to be found in the mixed-use areas include food service, banking, dry cleaners, merchandise sales, food sales, and various professional offices. This area also allows for multi-family residential development. Typical housing would be multi-family attached units and may include townhomes, condominiums, stacked flats, live/work units, and apartments. **Figure 1.0-14** shows the locations of the Village Quad and Village Center areas. **Figure 1.0-15** depicts the Conceptual Site Plan of the Village Quad area, and **Figure 1.0-16** depicts the Conceptual Site Plan of the Village Center area.



Legend:

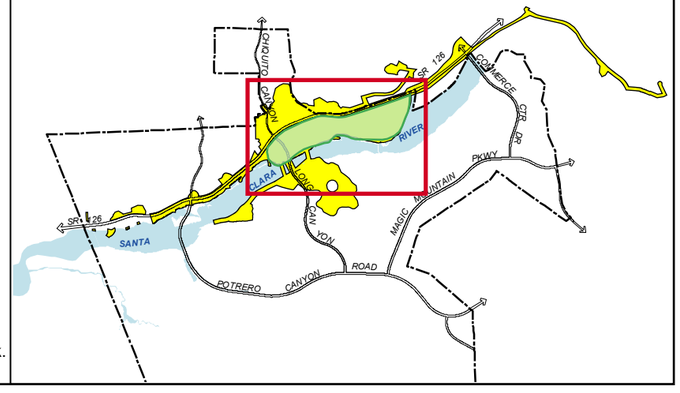
- Single-Family Detached
- Multi-Family Attached and Detached

Land Use:

- A Apartment – 3 Story
- B Condominium – 3 Story
- C Detached Condominium – 2 Story (32' MDE-Condo 1)
- D Detached Condominium – 2 Story (38' MDE-Condo 2)
- E Mixed Use/Condominium – 2 Story
- F Mixed Use/Commercial – 2 Story
- G Commercial
- H Park
- I Recreation
- J School
- K Fire Station

600 300 0 600

APPROXIMATE SCALE IN FEET



Note: The Regional Planning Commission recommended approval of the proposed project, along with a change to the configuration of the elementary school/community park. The proposed modified configuration is shown on Figures 1.0-17 and 1.0-18, consistent with the Commission's recommendation

SOURCE: PSOMAS – August 2004, Impact Sciences, Inc. – September 2006

FIGURE **1.0-11**

Residential Land Uses

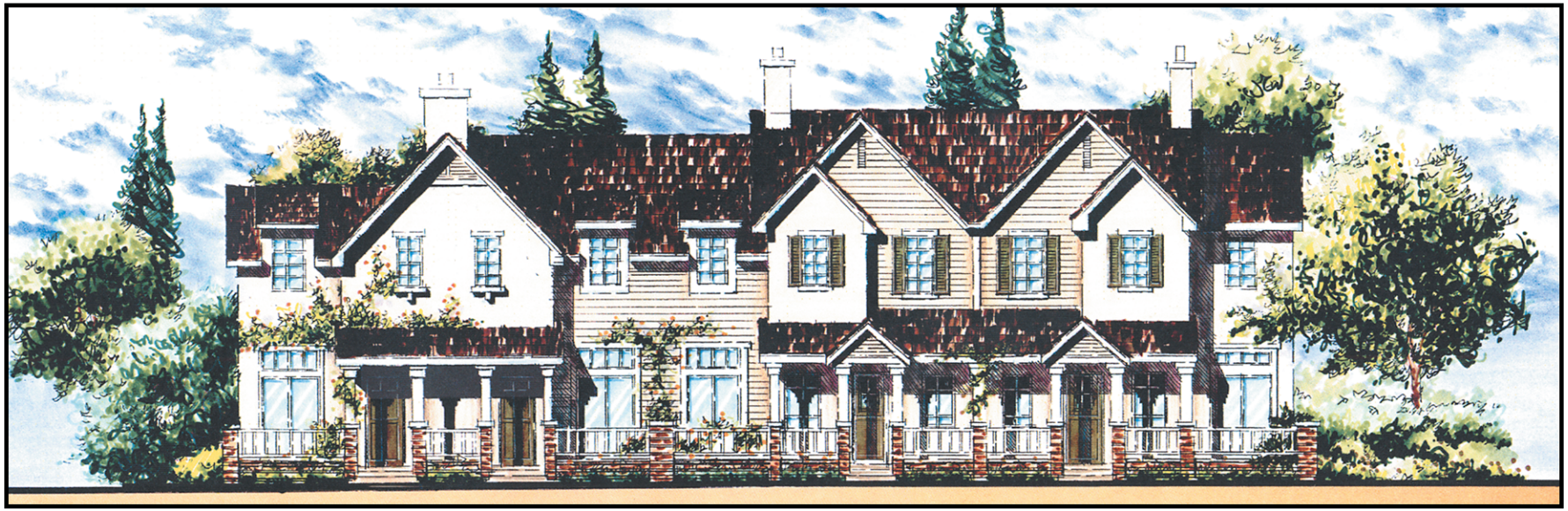
Conceptual Elevation – Smaller Lot Alley Loaded

Conceptual Elevation – Larger Lot Front Loaded and Alley Loaded

SOURCE: River Village/Newhall Ranch Planning Book – May 2002

FIGURE **1.0-12**

Single Family Residential (Detached) Typical Building Elevations



Conceptual Elevation – Multiple Family Homes

Conceptual Elevation – Townhomes

SOURCE: River Village/Newhall Ranch Planning Book – May 2002

FIGURE **1.0-13**

Multi-Family (Attached) Conceptual Building Elevations

(d) Elementary School Component

The project applicant has entered into a School Facilities Funding Agreement (Agreement) with the Castaic Union School District (see **Appendix 4.15**). The Agreement requires that the applicant set aside land and provide funds to construct at least one new elementary school as mitigation for buildout of uses within the Riverwood Village of the Newhall Ranch Specific Plan. Consistent with this Agreement, the Landmark Village project includes a 9-acre elementary school site located in the central portion of the tract map site. The school would consist of a main school building with modular classrooms and adjacent playing field. Parking and drop off areas will be provided on the school site.

The elementary school site (**Figure 1.0-17**) is adjacent to the proposed Community Park and, while not directly connected, could share play area and parking opportunities. The multi-purpose bike and walking Community Trail along "A" Street is intended to facilitate pedestrian access to this area of the project. To maximize safety for students, traffic calming components, such as traffic circles, landscaped parking bays, and signalized crossing points have been incorporated into the "A" Street design. **Figure 1.0-18**, **Conceptual Site Plan – Community Park**, depicts the conceptual site plan of the elementary school/Community Park. During the deliberations on the proposed project, the Regional Planning Commission modified the orientation of the school and Community Park. This changed is illustrated in **Figure 1.0-17**.

(e) Community Park/Recreation Components

An approximately 16-acre Community Park, consisting of 9.74 net acres of active park land for the tract map site, as well as a 6.39-acre lot of passive park land, is consistent with the Specific Plan's Land Use Overlay designation for the area. The active areas of the Community Park are situated adjacent to the elementary school site (**Figure 1.0-17**). Community Parks may include tot lots, playground equipment, ball fields, tennis/basketball courts, swimming pools, picnic facilities, turf areas, restrooms, and indoor recreation centers**.**

The portion of the Community Park located on the river side of "A" Street is proposed to be privately maintained and is planned as a passive recreation area. A river outlook point is situated in this area, which is accessed by both the Regional River Trail and the Community Trail. **Figure 1.0-18** depicts both the active and passive areas of the proposed Community Park.

(f) Recreation Areas

A total of three separate private neighborhood recreation centers are planned on a total of 5.2 acres within the proposed project. These centers are intended to focus primarily on the recreational uses for nearby

residential units and are consistent with the Specific Plan. These recreation areas would contain such amenities as a pool, spa, wading pool, shade overhead structure, barbeque areas and/or restroom building. These facilities would not provide off-street parking, because the areas they serve would be within convenient walking distance. The areas would be fenced and maintained by one or more homeowner associations.

(g) Fire Station

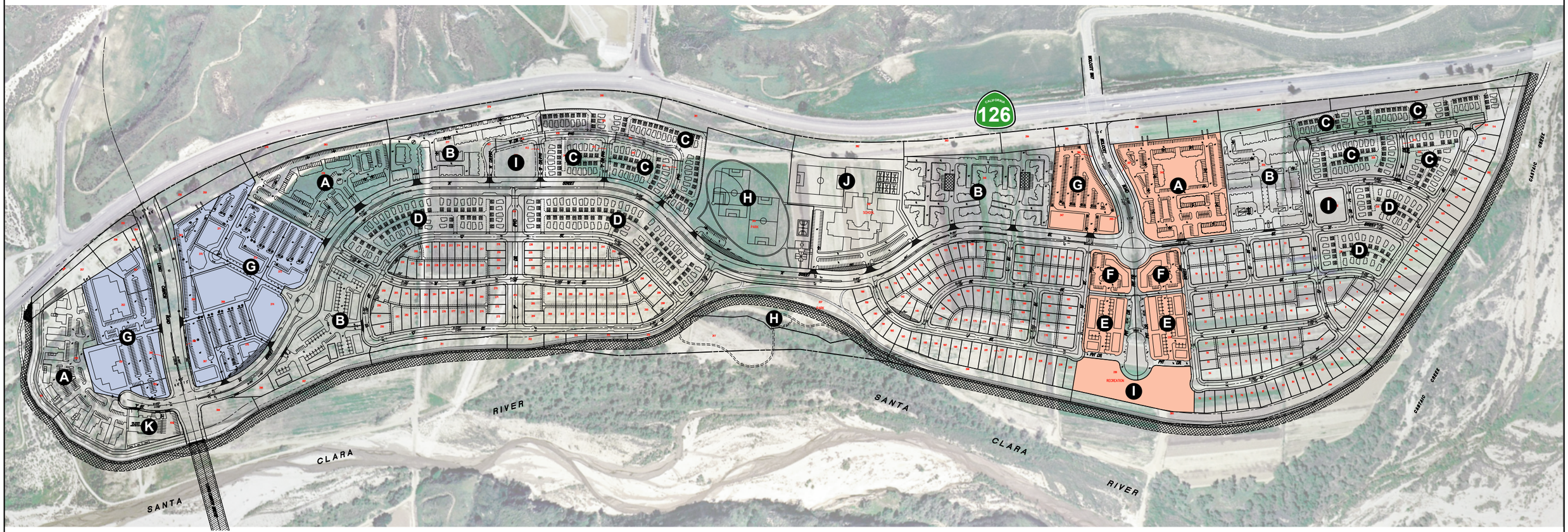
Consistent with Mitigation Measure 4.18-4 of the Newhall Ranch Specific Plan Program EIR, the applicant is negotiating an MOU with the County Fire Department that would require up to three fire stations within the Specific Plan. One fire station is to be constructed within the mixed use commercial area found west of Long Canyon Road. A conceptual agreement between the Newhall Land and the Fire Department includes the construction by Newhall Land of an approximately 11,000-square-foot station within Landmark Village on a minimum 1.25-acre net building pad. In accordance with this agreement, the fully constructed, equipped, and furnished station shall be conveyed to the Fire District prior to the issuance of the 723rd certificate of occupancy issued for the Landmark Project. The station will house seven firefighters, 24 hours a day.

It should be noted that both the station and building pad sizes exceed the requirements of the approved Newhall Ranch Specific Plan. Additionally, the approved Specific Plan required Newhall Land to provide funding for the construction of the station, rather than constructing the station, and provide funding for its pro-rata share of equipment for the station. In summary, the Specific Plan required Newhall Land to dedicate two, 1-acre, fire station sites (the third station was to be constructed on the Del Valle Fire Department Training Facility) and provide funding to construct three stations. Two of the stations would not exceed 6,000 square feet, and the third was to not exceed 8,500 square feet.

As required by the Specific Plan, Newhall Land and the Fire Department will enter into a MOU to finalize the Newhall Ranch requirements associated with the Fire Department.

(h) Trails and Paseos

The approved Specific Plan's Master Trails Plan (Specific Plan Exhibit 2.4-5) provided broad, general trail alignments and classifications to ensure that Riverwood Village would be linked to the greater Newhall Ranch via the Regional River Trail and the Community Trail network. **Figure 1.0-19** depicts the Specific Plan's Master Trails Plan as it relates to the Landmark Village portion of Riverwood Village.



Legend:

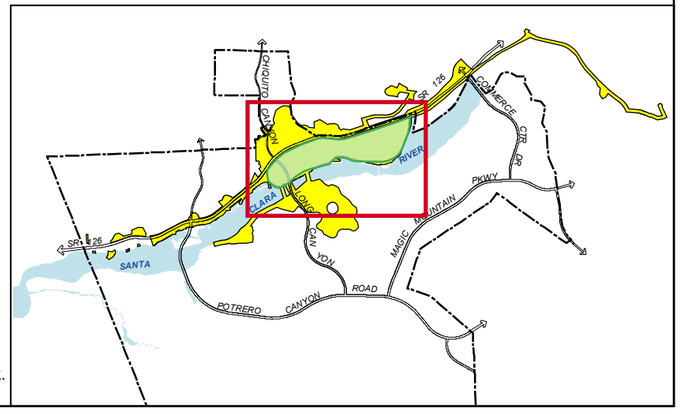
- Village Center
- Village Quad

Land Use:

- (A) Apartment – 3 Story
- (B) Condominium – 3 Story
- (C) Detached Condominium – 2 Story (32' MDE-Condo 1)
- (D) Detached Condominium – 2 Story (38' MDE-Condo 2)
- (E) Mixed Use/Condominium – 2 Story
- (F) Mixed Use/Commercial – 2 Story
- (G) Commercial
- (H) Park
- (I) Recreation
- (J) School
- (K) Fire Station

600 300 0 600

APPROXIMATE SCALE IN FEET

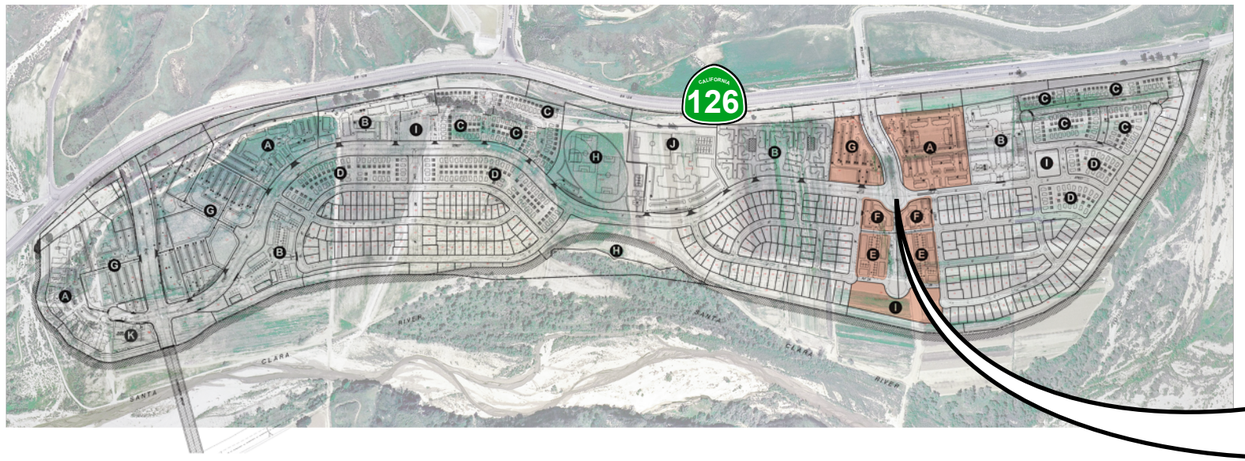


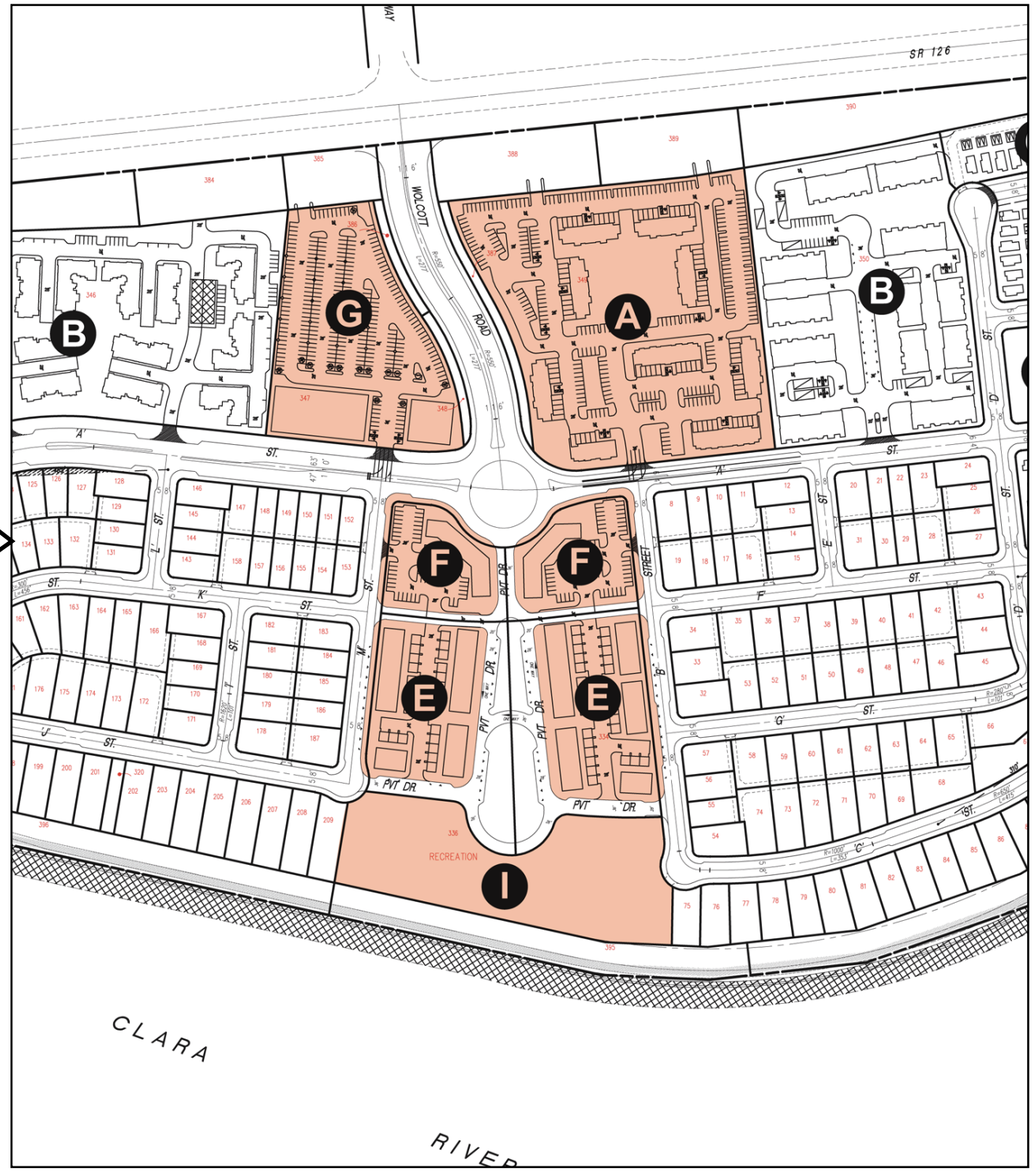
Note: The Regional Planning Commission recommended approval of the proposed project, along with a change to the configuration of the elementary school/community park. The proposed modified configuration is shown on Figures 1.0-17 and 1.0-18, consistent with the Commission's recommendation

SOURCE: PSOMAS – August 2004, Impact Sciences, Inc. – September 2006

FIGURE **1.0-14**

Location of Village Quad and Village Center





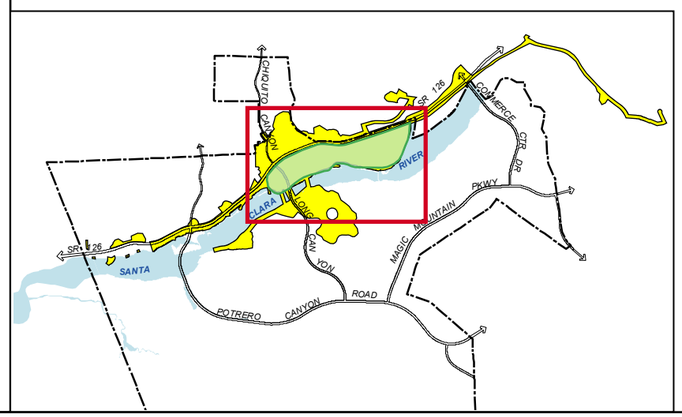
Legend:

Village Quad

Land Use:

- (A) Apartment – 3 Story
- (B) Condominium – 3 Story
- (C) Detached Condominium – 2 Story (32' MDE-Condo 1)
- (D) Detached Condominium – 2 Story (38' MDE-Condo 2)
- (E) Mixed Use/Condominium – 2 Story
- (F) Mixed Use/Commercial – 2 Story
- (G) Commercial
- (H) Park
- (I) Recreation
- (J) School
- (K) Fire Station

NOT TO SCALE



Note: The Regional Planning Commission recommended approval of the proposed project, along with a change to the configuration of the elementary school/community park. The proposed modified configuration is shown on Figures 1.0-17 and 1.0-18, consistent with the Commission's recommendation

SOURCE: PSOMAS – August 2004

FIGURE **1.0-15**

Conceptual Site Plan – Village Quad Area